

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Endlebury Road, E4 6QA



**Offers In Excess Of £325,000 Share of Freehold**

\*\*\*CHAIN FREE\*\*\*

\*\*\*3 BEDROOM SHARE OF FREEHOLD FLAT\*\*\*

Kings of Chingford are delighted to offer to the market this spacious three bedroom, purpose built, first floor flat.

Situated on the ever sought after Endlebury Road, the property is just a short distance from Chingford station and the variety of amenities that Station Road has to offer.

The residence itself is comprised of a large reception room with ample space for a lounge and dining area. The kitchen consists of base & eye level units, roll top work surfaces and tiled splash backs.

The bathroom is fully tiled and finished with a modern white three piece suite. This wonderful property boasts three generously sized bedrooms, two doubles with abundant space for storage as well as a spacious third bedroom.

You will also benefit from a garage en bloc.

Ideal for first time buyers or investors, this property really must be seen to be fully appreciated.

Call our office now to arrange your viewing and avoid disappointment.

Council Tax Band - C  
Tenure- Share of Freehold  
EPC - TBC

**RECEPTION ROOM -LOUNGE/DINING ROOM 16'44 x 15'63**

**KITCHEN 10'37 x 9'12**

**BATHROOM 9'17 x 5'95**

**BEDROOM ONE 13'70 x 12'75 x 10'95**

**BEDROOM TWO 12'83 x 10'29**

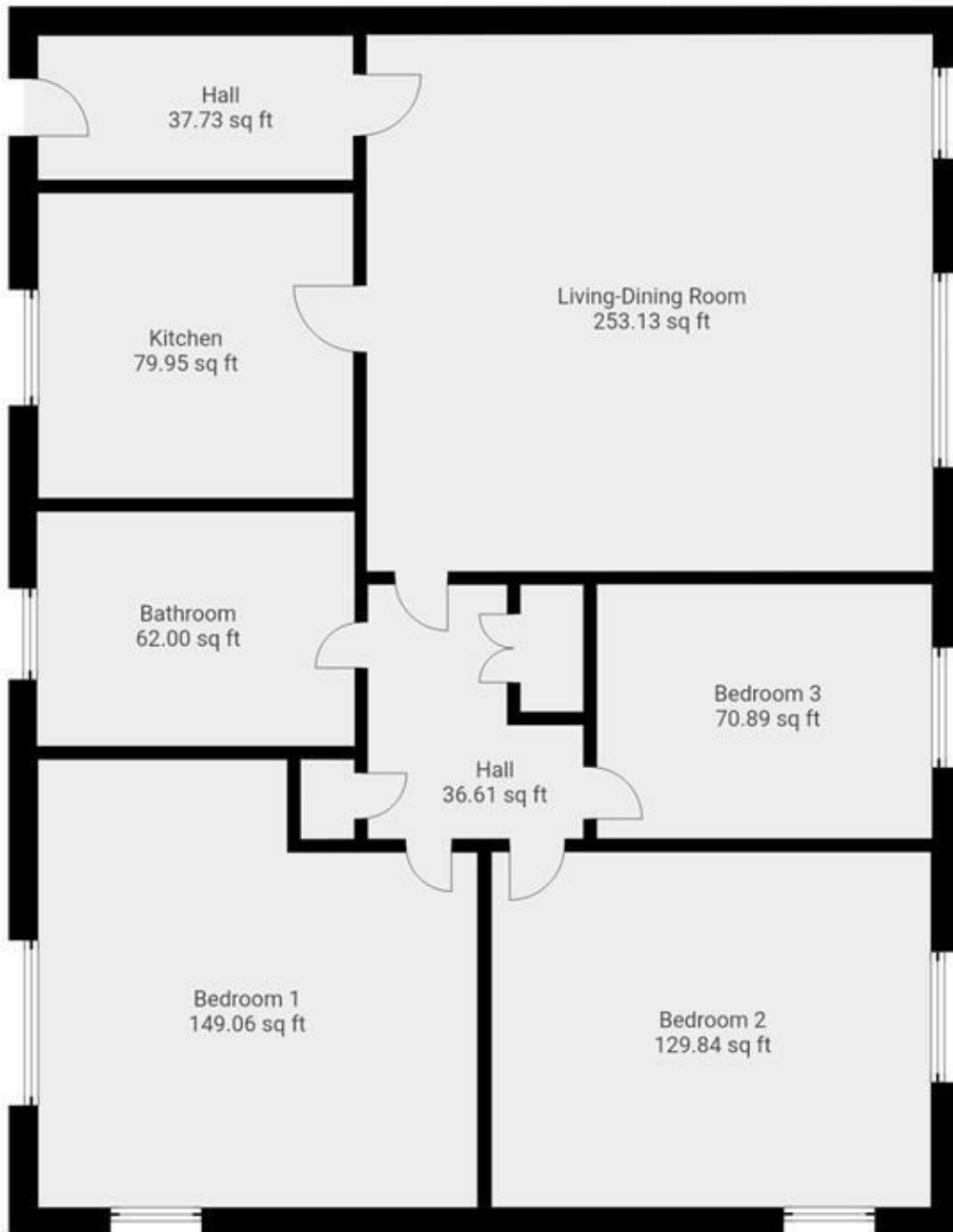
**BEDROOM THREE 9'77 x 7'35**

**GARAGE EN BLOC**

**DISCLAIMER**

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



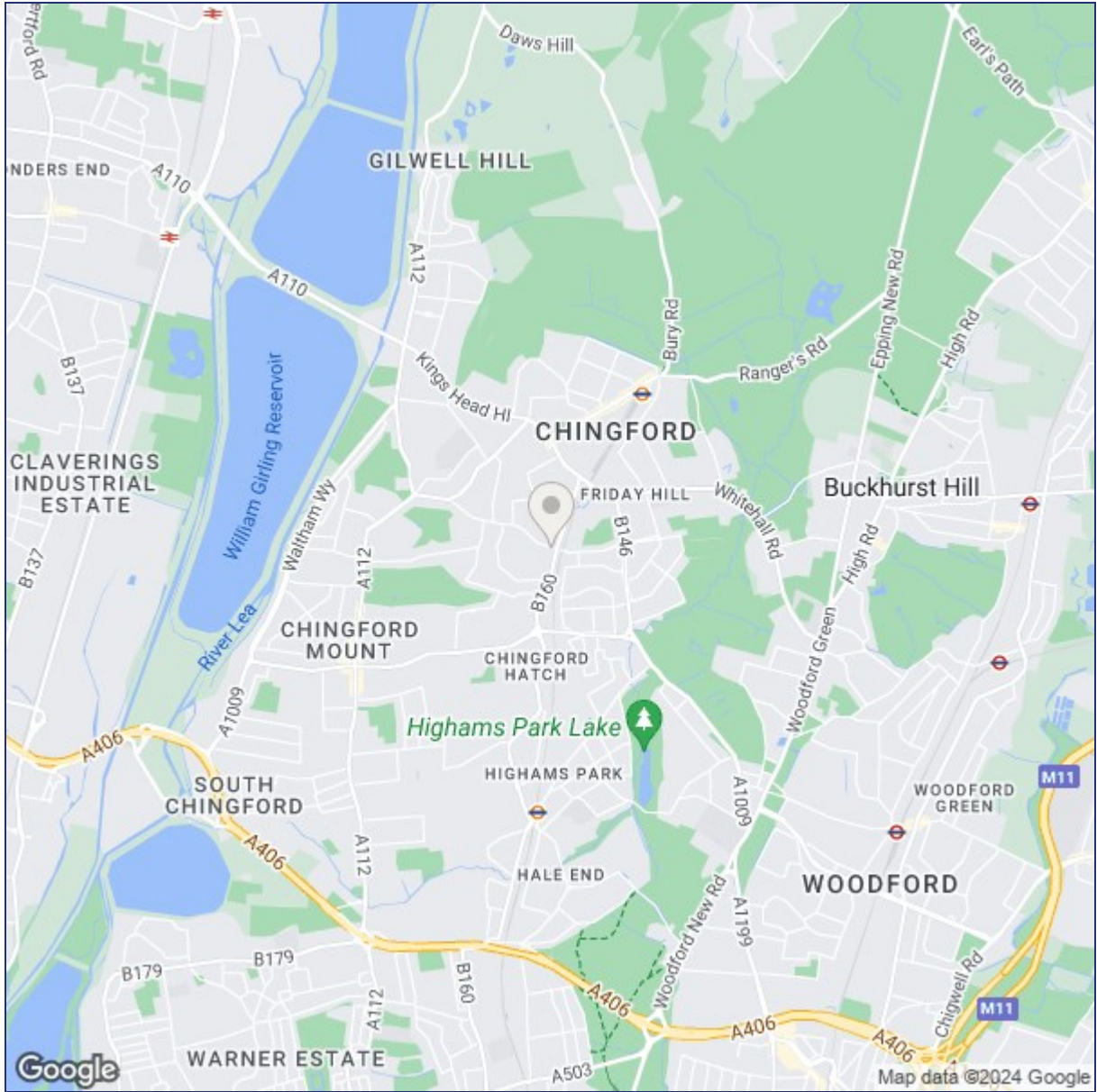


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

