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Chingford
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Hall Lane, E4 8EU



Offers In Excess Of £325,000 Leasehold

*****2 BEDROOM MAISONETTE*****

King of Chingford are delighted to offer to the market as exclusive agents this well sized two bedroom ground floor maisonette.

Situated in the heart of Chingford Mount you are placed conveniently with all the local amenities on your doorstep.

The property is comprised of a generous first double bedroom, with ample space for freestanding storage. Bedroom two is a nice size single. The living/dining room is bright and airy and finished with double doors opening up into the garden. The kitchen has been finished with wood base & eye level units, roll top work surfaces and tiled splash backs. The bathroom is fully tiled and completed with a shower enclosure as well as a modern white hand basin and toilet. To the front of the property you have your own driveway for at least one vehicle. To the rear you have your own private garden.

In need of updating in parts but well suited to first time buyers, investors or those looking to downsize, this property really must be seen to fully appreciate the size it has to offer.

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

EPC-TBC

Council Tax Band- B

Tenure-Leasehold-Lease Remaining 62 Years.

OWNERS COMMENTS

BEING GROUND FLOOR WAS IDEAL FOR ME, AS WELL AS THE EASY ACCESS TO THE LOCAL AMENITIES.

HALL WAY 10'08 x 3'01

RECEPTION 16'09 x 11'01

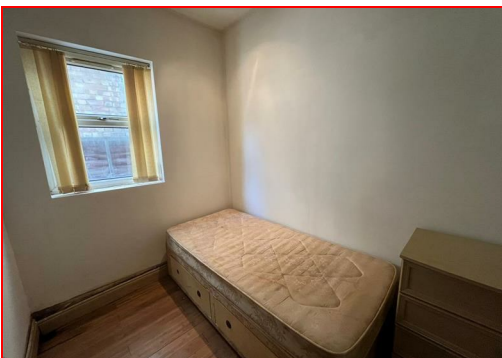
BEDROOM 1 9'06 x 6'05

BEDROOM 2 15'05 x 10'09

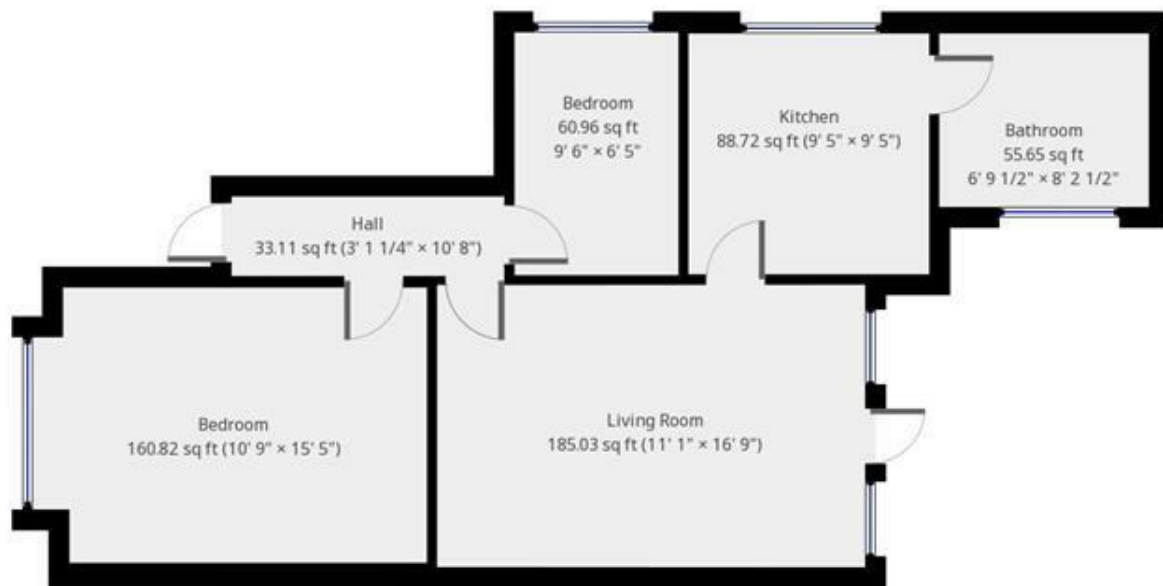
KITCHEN 9'05 x 9'05

DISCLAIMER

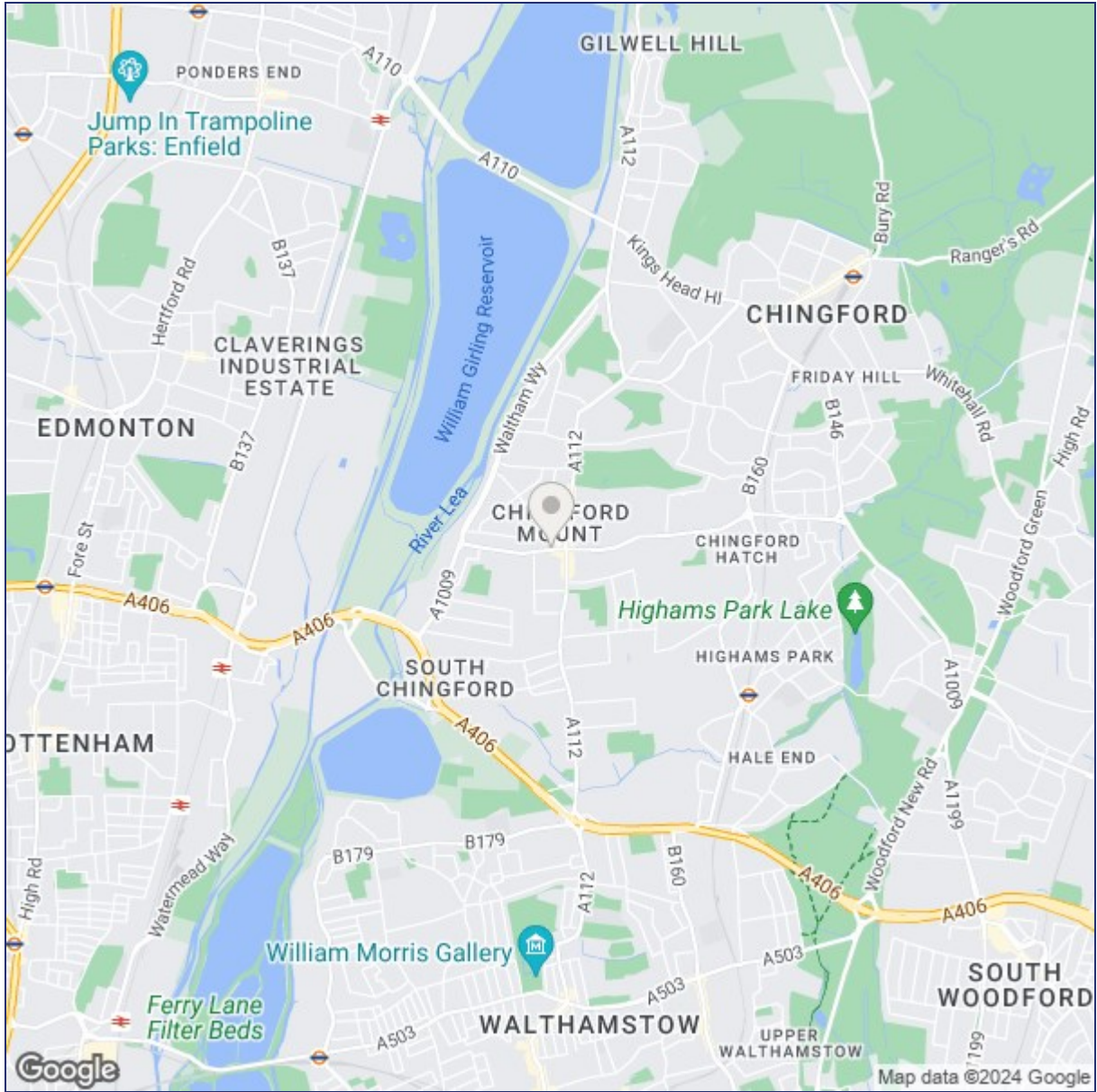
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.

