

86 Old Church Road
Chingford
E4 8BX

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



Endlebury Road, E4 6QA



Offers In Excess Of £300,000 Leasehold - Share of Freehold



*****CHAIN FREE*****

Kings Group Chingford presents this CHAIN FREE, three-bedroom top-floor flat for sale. Spread over two floors, the second floor includes an entrance hallway, a 17'11" x 16'11" reception room with a storage cupboard, and a kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks. The third floor features two double bedrooms, a single bedroom, and a family bathroom. The property is of brick and tile construction and has mains gas, electricity, and water. Additional features include a bicycle storage and communal garden.

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

Call Kings Group today on 0208 524 7444 to arrange your viewing and avoid disappointment.



Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Good

Vodafone - Average



Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

HALL 10'02" x 7'00"

LIVING ROOM 17'11" x 16'11"

KITCHEN 10'7" x 8'00"

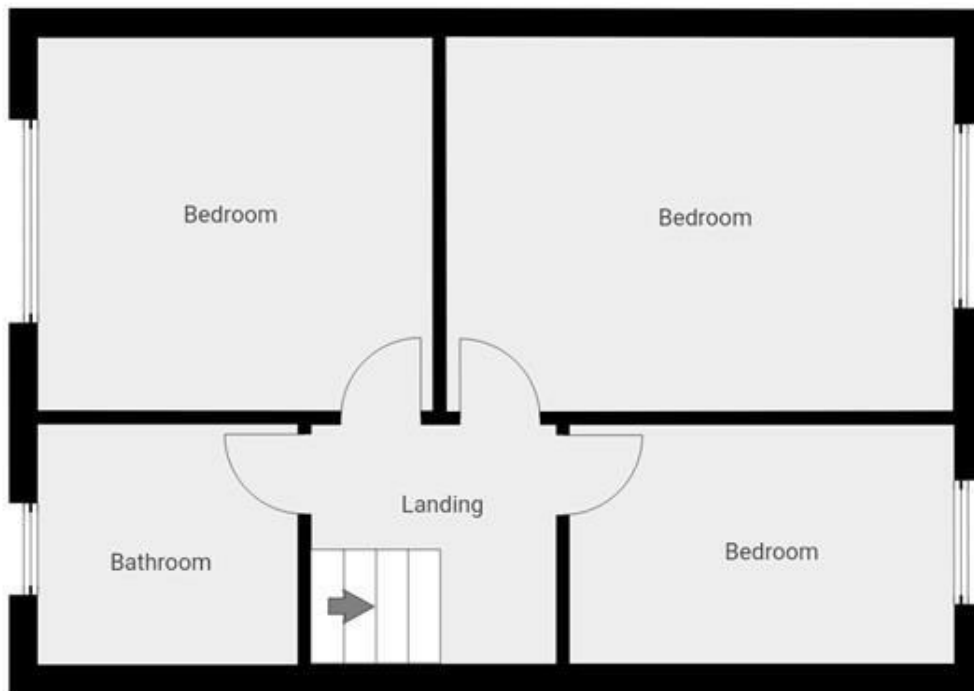
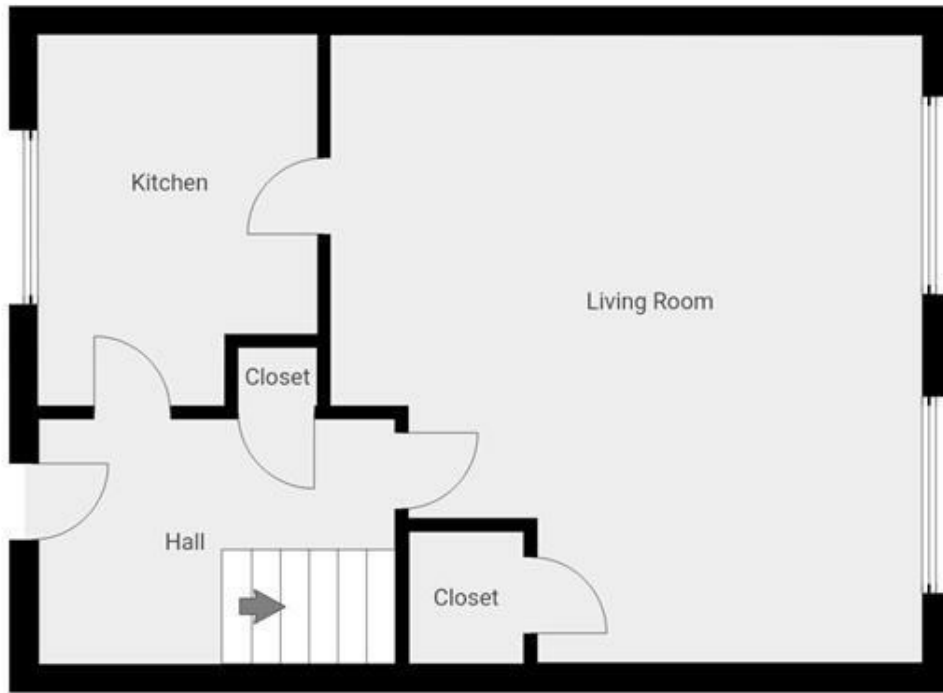
BEDROOM 15'11" x 10'8"

BEDROOM 11'3" x 9'10"

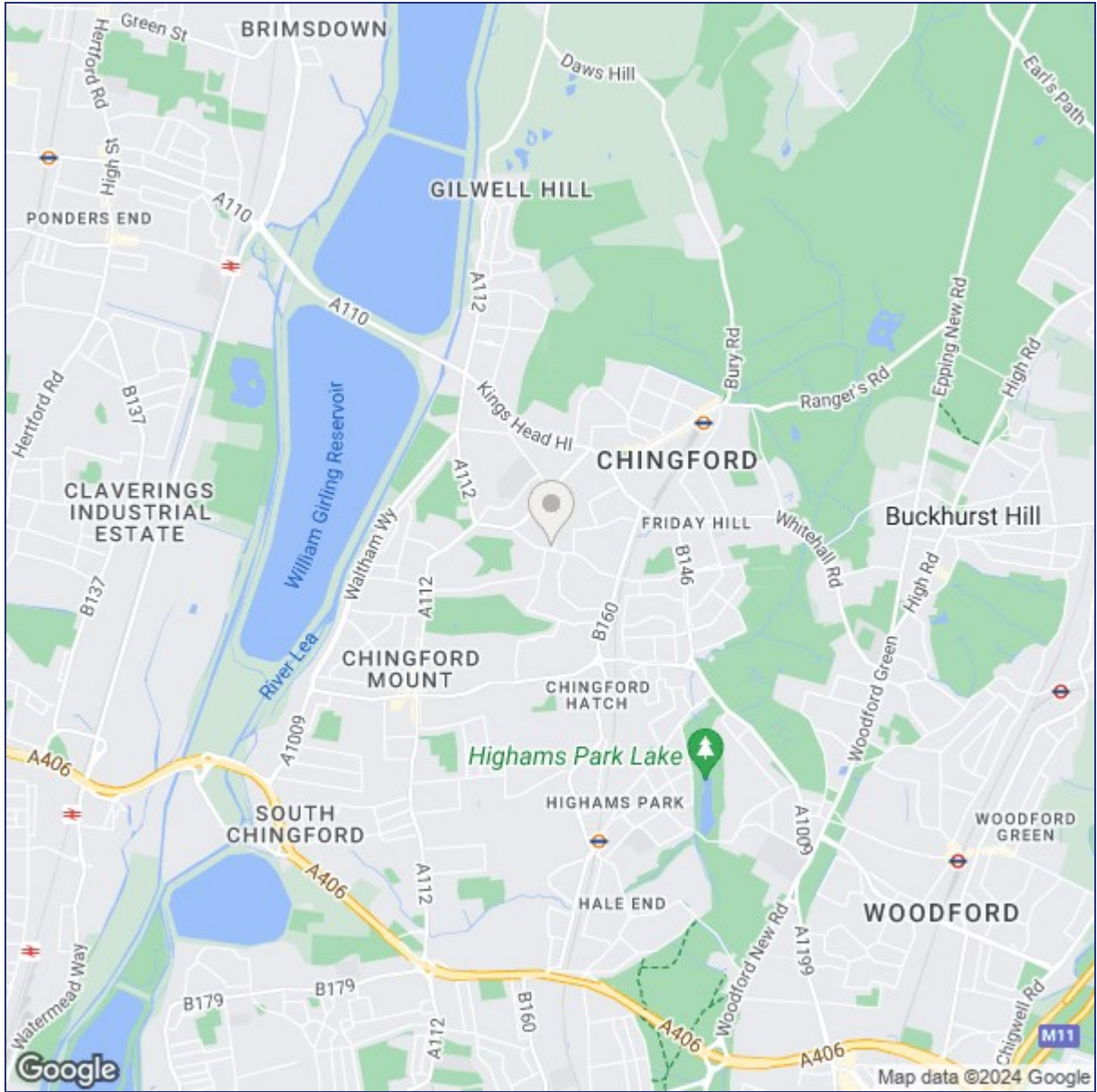
BEDROOM 11'00" x 6'10"

BATHROOM





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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	77
(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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	77
(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.

