

86 Old Church Road  
Chingford  
E4 8BX

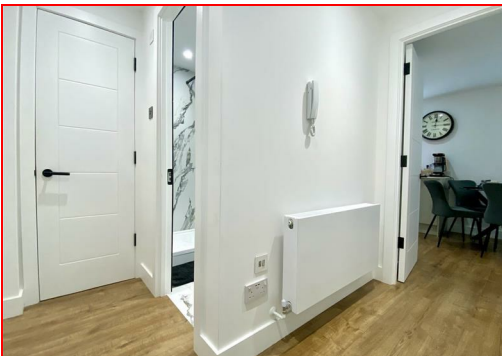
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www.kings-group.net



## Mandeville Court, E4 8JB



**Asking Price £230,000 Leasehold**



**NEWLY REFURBISHED! CASH BUYERS/HIGH DEPOSIT BUYERS!**

Kings are pleased to present to market this charming property located in the East of London. This delightful flat boasts a cosy reception room open plan to a well presented kitchen with integrated appliances, perfect for relaxing after a long day in the bustling city. The double bedroom in this property is fitted with a high quality wardrobe. The property also features a modern bathroom, adding a touch of luxury to your daily routine.

This is one of the rare properties in the court to possess gas central heating making for a much more efficient heating system in the colder months.

Situated in a prime location, Mandeville Court offers convenience and accessibility to all that London has to offer. Whether you're looking to explore the vibrant city life or simply enjoy a peaceful evening in, this flat provides the ideal setting for both.

Don't miss out on the opportunity to make this property your own!

Call now!

This property is of mains gas, electric and water.

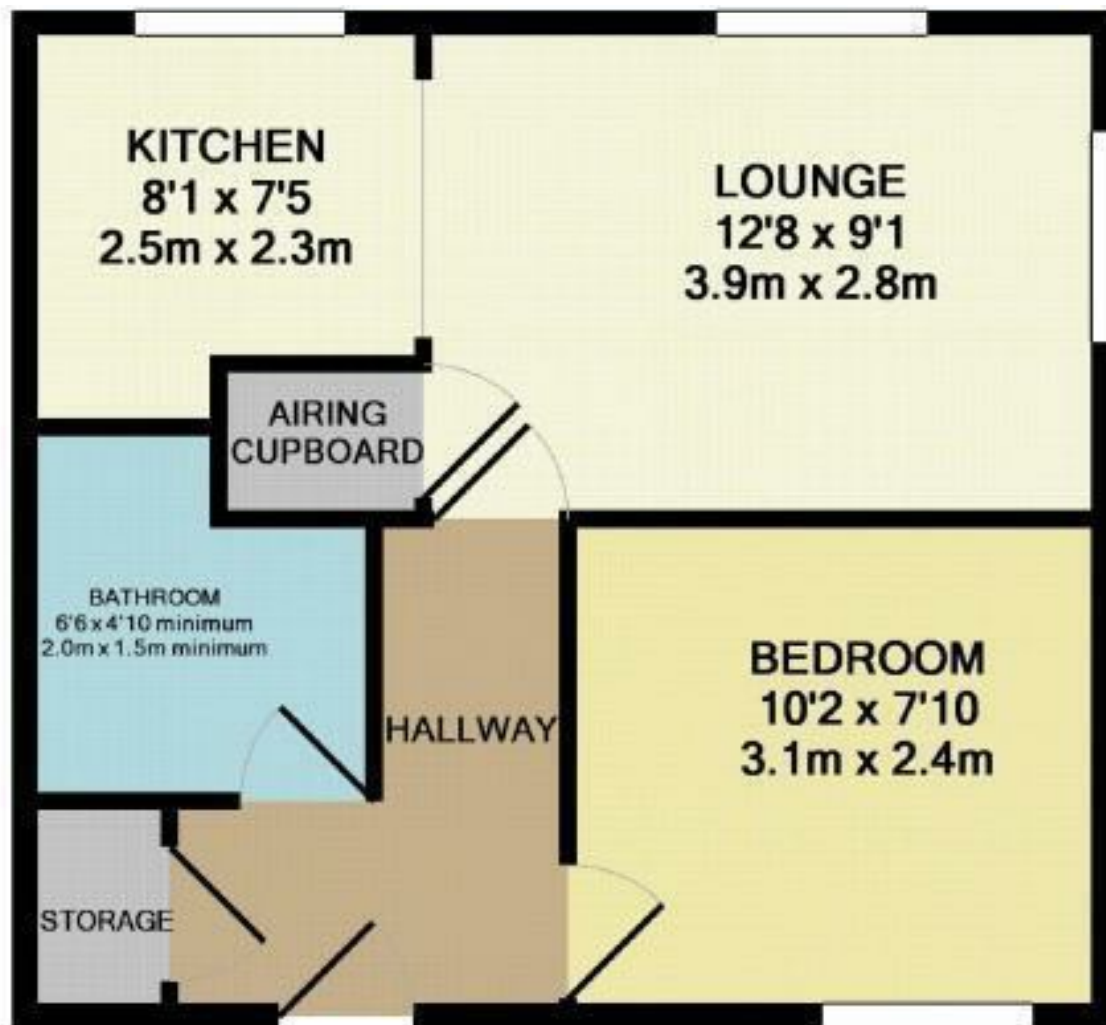
EPC - D  
Council Tax - B

Flood Risk  
Rivers & Seas - Medium  
Surface Water - Medium

Mobile (based on calls indoors)  
O2 - Excellent  
EE - Average  
Three - Average  
Vodafone - Average

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

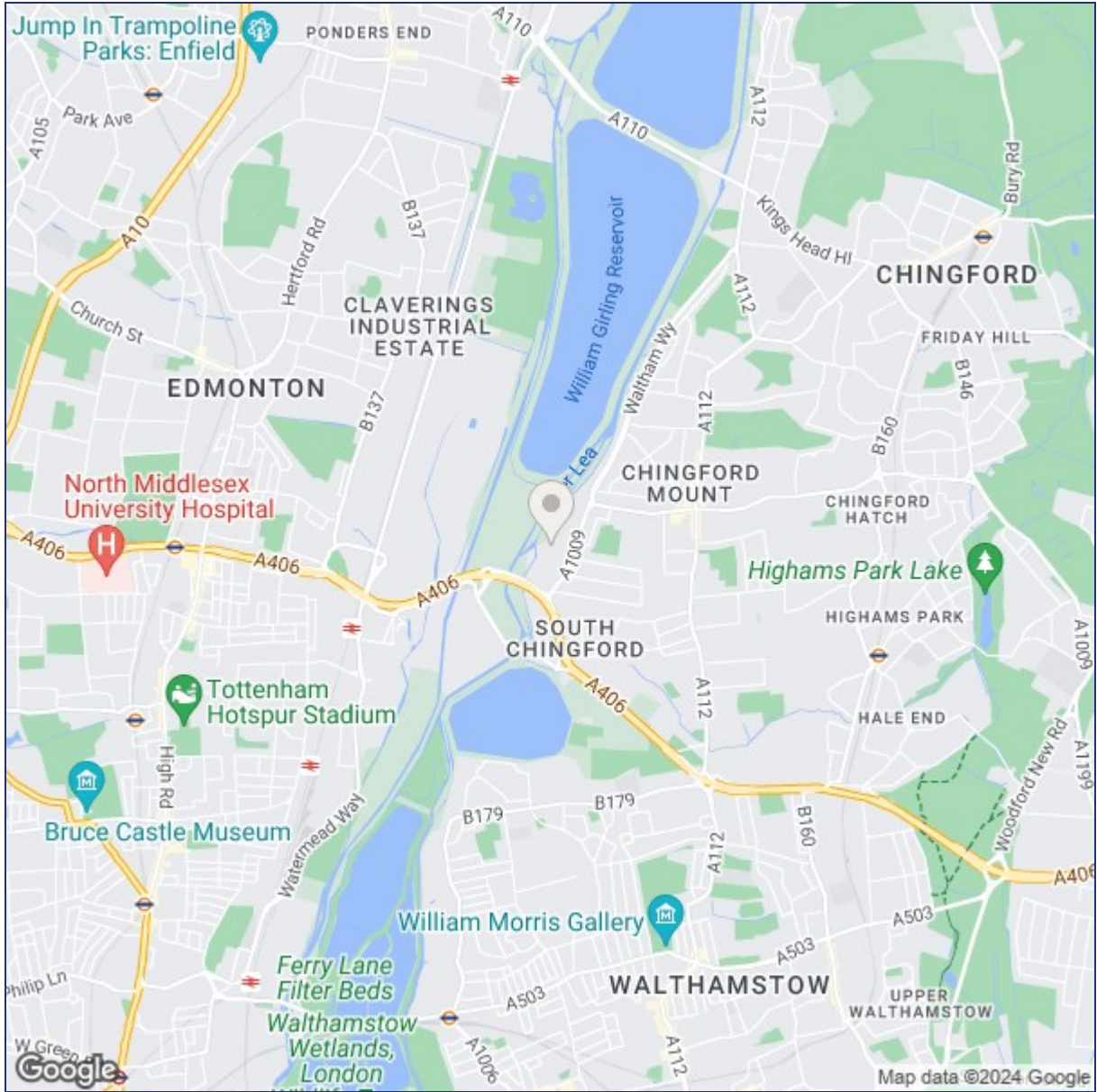
**LOUNGE 12'8 x 9'1**  
**KITCHEN 8'1 x 7'5**  
**BEDROOM ONE 10'2 x 7'10**  
**BATHROOM 6'6 x 5'5**  
**ENTRANCE HALL**



TOTAL APPROX. FLOOR AREA 372 SQ.FT. (34.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
		81	
	62		
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.

