

86 Old Church Road
Chingford
E4 8BX

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



Mandeville Court, E4 8JD



Asking Price £245,000 Leasehold



NEWLY REFURBISHED! 99 YEAR LEASE!

Kings are pleased to present to market this charming property located in the East of London. This delightful second floor flat boasts a newly refurbished well lit reception room with bay window, open plan kitchen with integrated appliances and quartz worktops. The double bedroom in this property is of good proportions with added loft storage. The property also features a modern bathroom suite, adding a touch of luxury to your daily routine.

This is also 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 and convenience when using hot water.



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

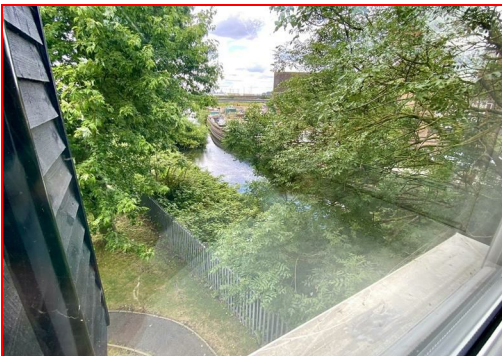
Flood Risk
Rivers & Seas - Medium
Surface Water - Very Low

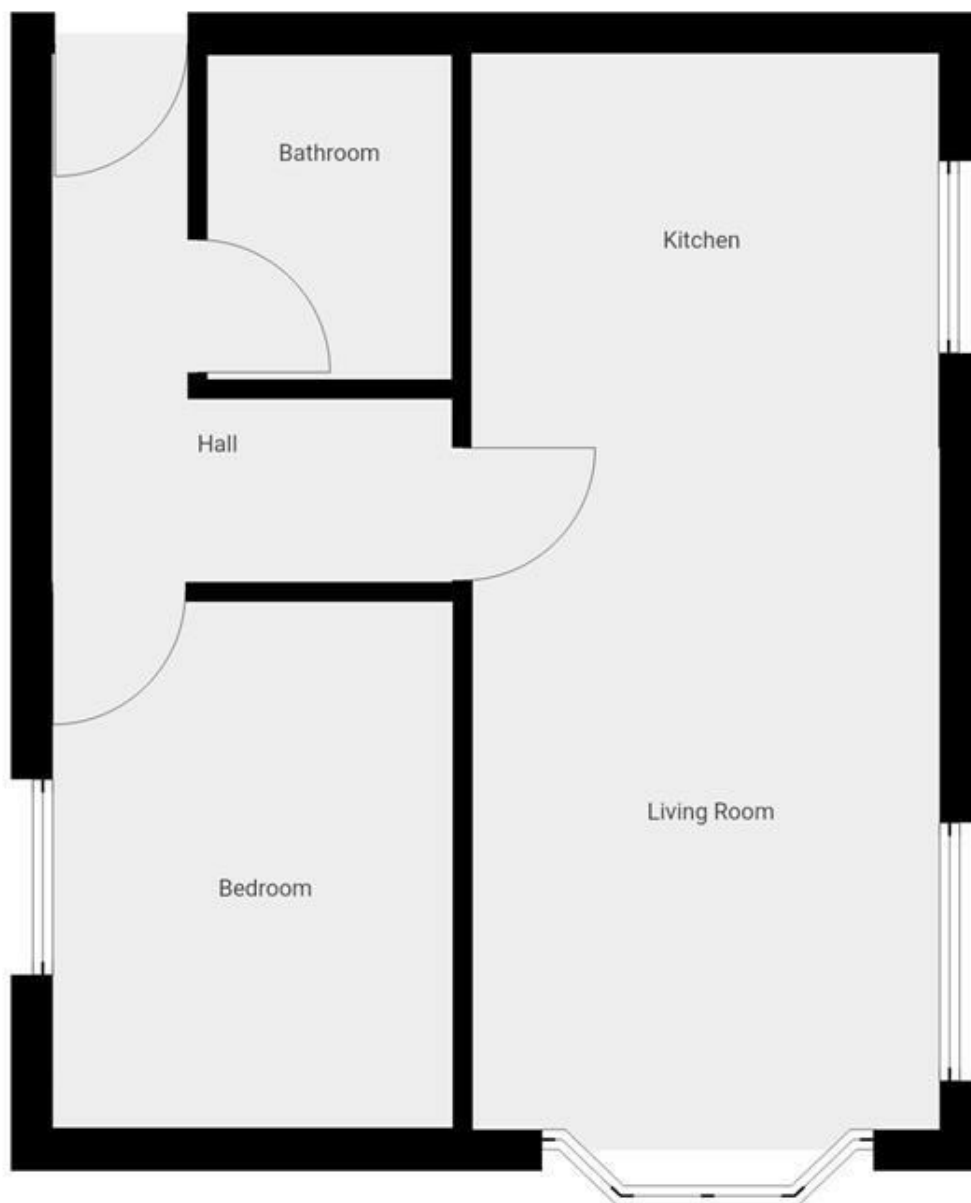
Mobile (based on calls indoors)
O2 - Excellent
EE - Average
Three - Average
Vodafone - Average

Satellite & Cable TV Availability
BT
Sky



LOUNGE 13'85 x 9'05
KITCHEN 7'05 x 9'05
BEDROOM 10'05 x 8
BATHROOM 4'10 x 6'03



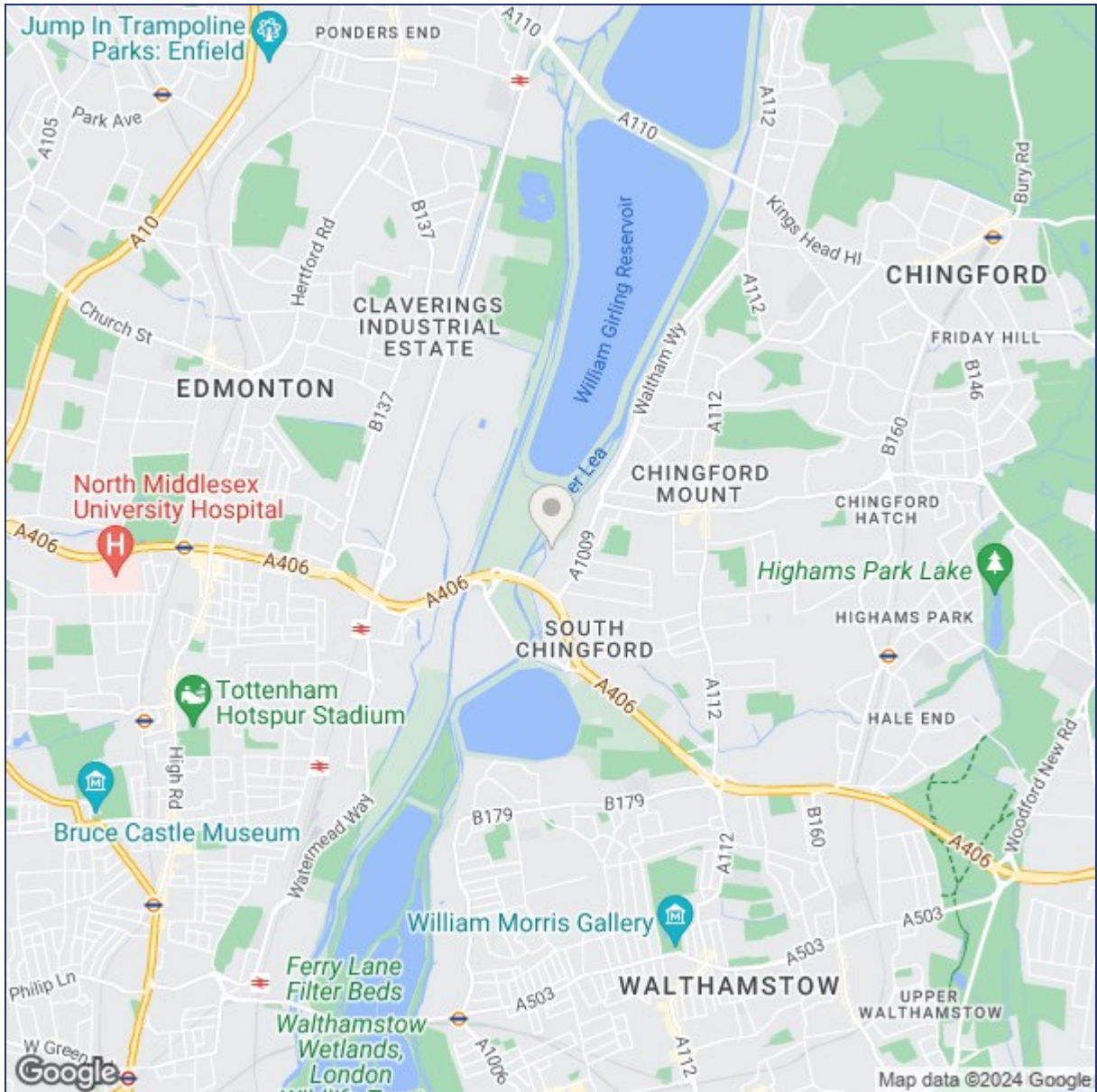


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) 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 ₂ emissions	
67	76		
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.

