

86 Old Church Road
Chingford
E4 8BX

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



Marmion Avenue, E4 8EJ



Asking Price £550,000 Freehold



Kings Group present this end terrace house to the market. As you enter the property you are greeted by an entrance hallway, a living room with feature fireplace and bay window and a kitchen with base & eye level units, roll top work surfaces and tiled splash backs.

Upstairs, there are two double bedrooms and a single bedroom. The bathroom is both convenient and practical, ensuring that your daily routines run smoothly.

With 968 square feet of living space, there's plenty of room to make this house your own. You'll also appreciate the parking facility for two vehicles, a valuable feature in the bustling heart of London.

Situated on the sought after Marmion Avenue, offering both history and comfort in a prime location. Don't miss your chance to see it for yourself. Contact us today to arrange a viewing on 0208 524 7444!



Freehold
EPC - TBC
Council Tax Band D

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



Broadband (estimated speeds)
Standard 10 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 12'05" x 11'06"

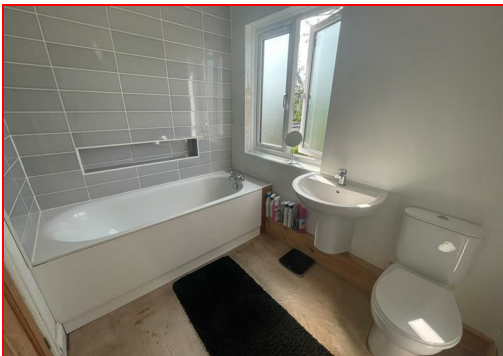
KITCHEN 18'03" x 11'06"

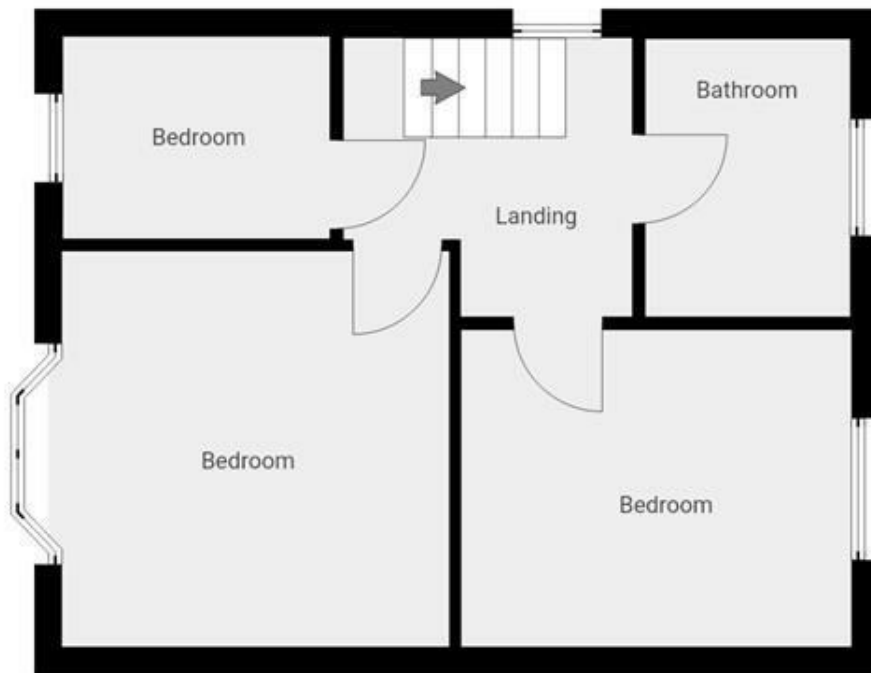
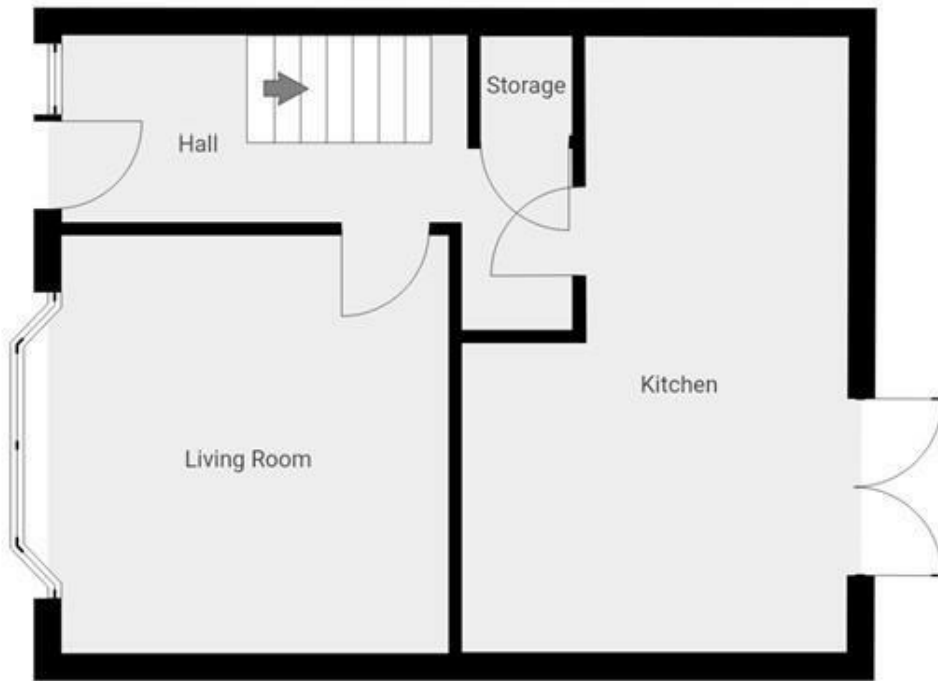
BEDROOM 11'09" x 11'06"

BEDROOM 11'07" x 9'05"

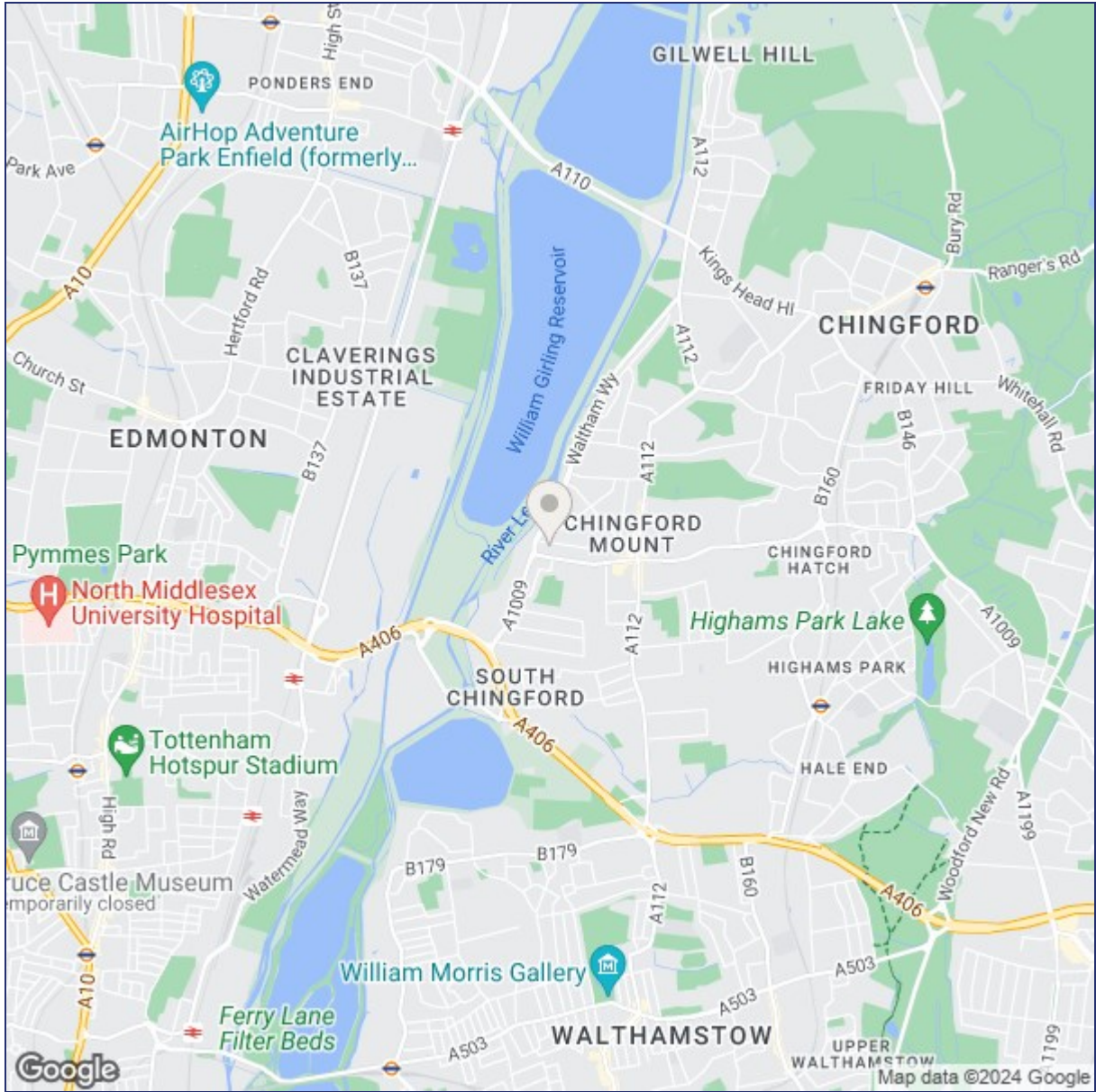
BEDROOM 7'11" x 6'00"

BATHROOM 8'03" x 6'01"





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		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	
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.

