



**27a Cherrydown Avenue,
Chingford**

**Asking Price
£290,000 Leasehold**



27a Cherrydown Avenue, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- LEASEHOLD (172 YEARS)
- FLAT
- 3 BEDROOMS
- ENTRY COMMS
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND C
- EPC RATING C

Kings Group of Chingford present this 3 bedroom flat to the market. The property consists of an entrance hallway, living room, kitchen with base & eye level units, roll top work surfaces and tiled splashbacks. Other features include gas central heating and double glazing.

Situated on the every sought after Cherrydown Avenue, you are placed just few minutes walk to Chingford Mount High Street and all the amenities it has to offer. Also boasting superb transport links with a local bus route taking you to Walthamstow Station in approx 10 minutes.

Call Kings Group today on 01992 652 006 to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM

KITCHEN

LANDING

BEDROOM

BEDROOM

BEDROOM

BATHROOM

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.



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



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www.kings-group.net



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