



Mount Echo Avenue, E4
7JX
London





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Kings Group is pleased to present this three-bedroom mid-terrace townhouse in North Chingford, offering off-street parking and an integral garage.

The property features a spacious reception area on the ground floor, along with a utility room and W.C. at the rear. The garden offers a practical outdoor space for dining or leisure activities.

Upstairs, the home includes three well-sized bedrooms, providing flexibility for family living or work-from-home arrangements.

Located in North Chingford, the property is close to Epping Forest and benefits from local shops, cafes, and transport links to central London.

Don't miss out—contact Kings Group today to arrange your viewing!

Call our local Kings Group office now to schedule a viewing on 0208 524 7444.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Broadband (estimated speeds)

Standard 19 mbps

Superfast 80 mbps

Asking Price £535,000



- FREEHOLD
- 3 BEDROOMS
- GARAGE
- CLOSE TO AMENITIES & TRANSPORT LINKS
- COUNCIL TAX BAND E

- TOWN HOUSE
- OFF STREET PARKING
- SAUGHT AFTER LOCATION
- DOUBLE GLAZED & GAS CENTRAL HEATING
- EPC RATING D

ENTRANCE HALL

UTILITY ROOM / DOWNSTAIRS W.C 6'09" x 6'02" (2.06m x 1.88m)

GARAGE 18'4 x 8'9" (5.59m x 2.67m)

1ST FLOOR LANDING

LIVING ROOM 15'2 x 6'9" (4.62m x 2.06m)

KITCHEN 10'07" x 7'10" (3.23m x 2.39m)

2ND FLOOR LANDING

BEDROOM 13'07" x 8'11" (4.14m x 2.72m)

BEDROOM 10'5" x 8'11" (3.18m x 2.72m)

BEDROOM 10'6" x 6'0" (3.20m x 1.83m)

BATHROOM 7'3" x 6'0" (2.21m x 1.83m)

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.





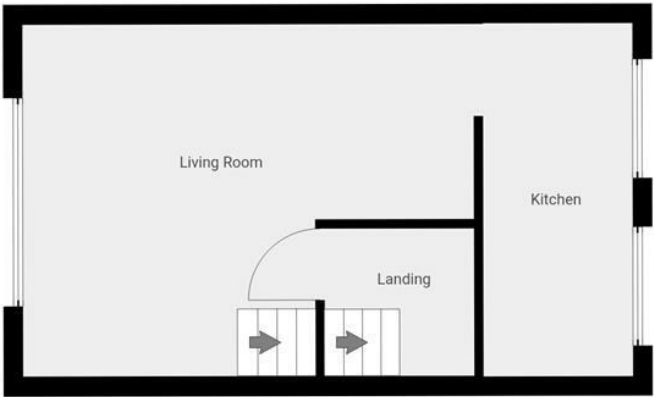
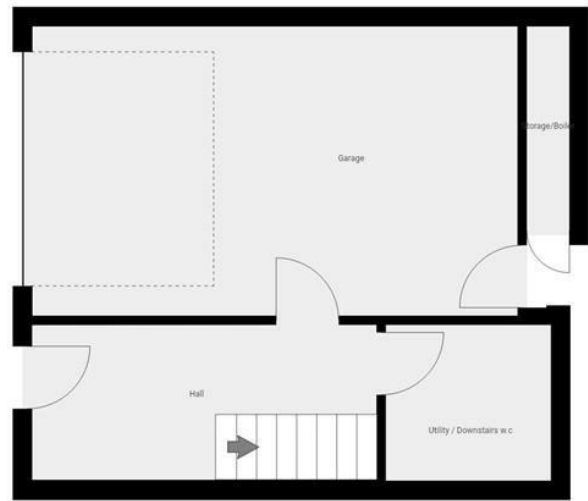
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



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. Note: These details are correct at time of going to press.

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