

86 Old Church Road
Chingford
E4 8BX

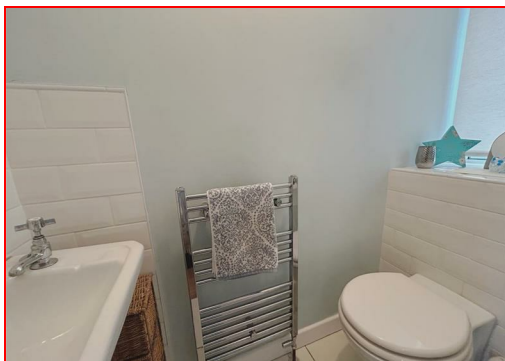
T: 0208 524 7444
www.kings-group.net



Gordon Road, E4 6BS



Asking Price £475,000 Share of Freehold



*** SHARE OF FREEHOLD *** SOLE USE OF PRIVATE GARDEN! ***

This rare three-bedroom split-level maisonette on Gordon Road offers a fantastic opportunity to live in a prime North Chingford location. The spacious layout includes a living room, perfect for entertaining, and a modern fitted kitchen featuring white gloss units, wood worktops, and a butler sink. The property benefits from two bathrooms, including a convenient downstairs WC.

Enjoy your own private rear garden, complete with artificial grass, a paved patio area, and a wooden shed. Additional features include a garage for secure parking or extra storage.

With a long lease (approx. 938 years) and a share of the freehold, this home is just a short stroll from Station Road, offering a fantastic selection of shops, restaurants, and bars. Chingford Overground Station is also nearby, providing easy access to Liverpool Street. For those who love the outdoors, Epping Forest is just moments away.

This property is ideal for families, first-time buyers, or those looking to downsize. Don't miss out—call now on 0208 524 7444 to arrange a viewing!

Mobile (based on calls indoors)

O2 Good

EE Good

Three Good

Vodafone Good

Broadband (estimated speeds)

Standard 6 mbps

Superfast 35 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 19'1 x 15'11

KITCHEN 12'4 x 11'10

DOWNSTAIRS W.C

LANDING

BEDROOM 13'10 x 12'9

BEDROOM 12'6 x 9'10

BEDROOM 10'3 x 6'5

BATHROOM 8'6 x 6'5

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.

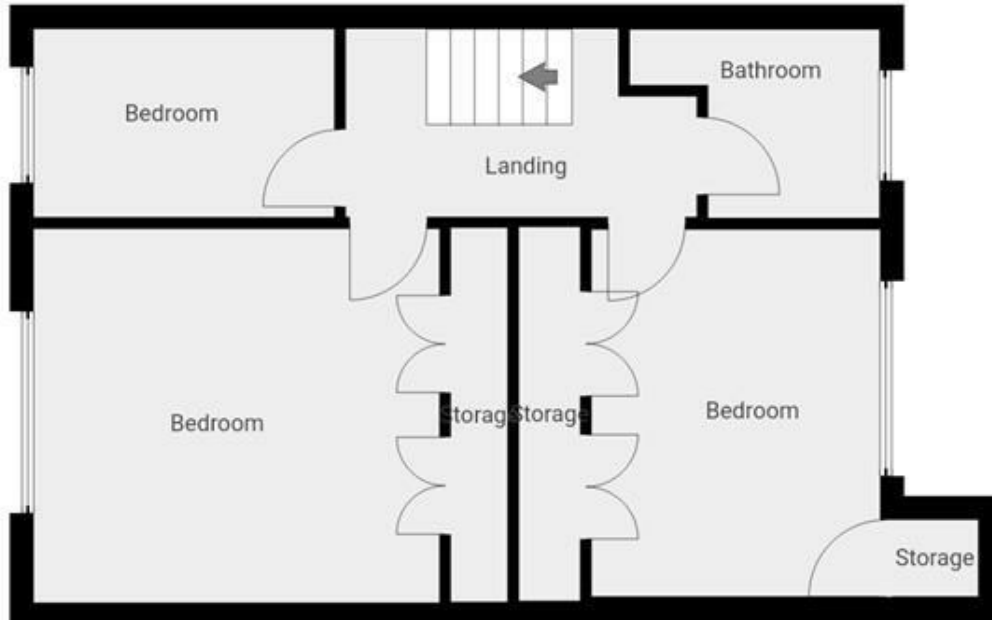
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

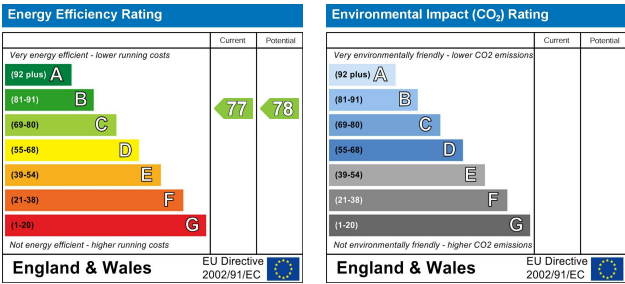
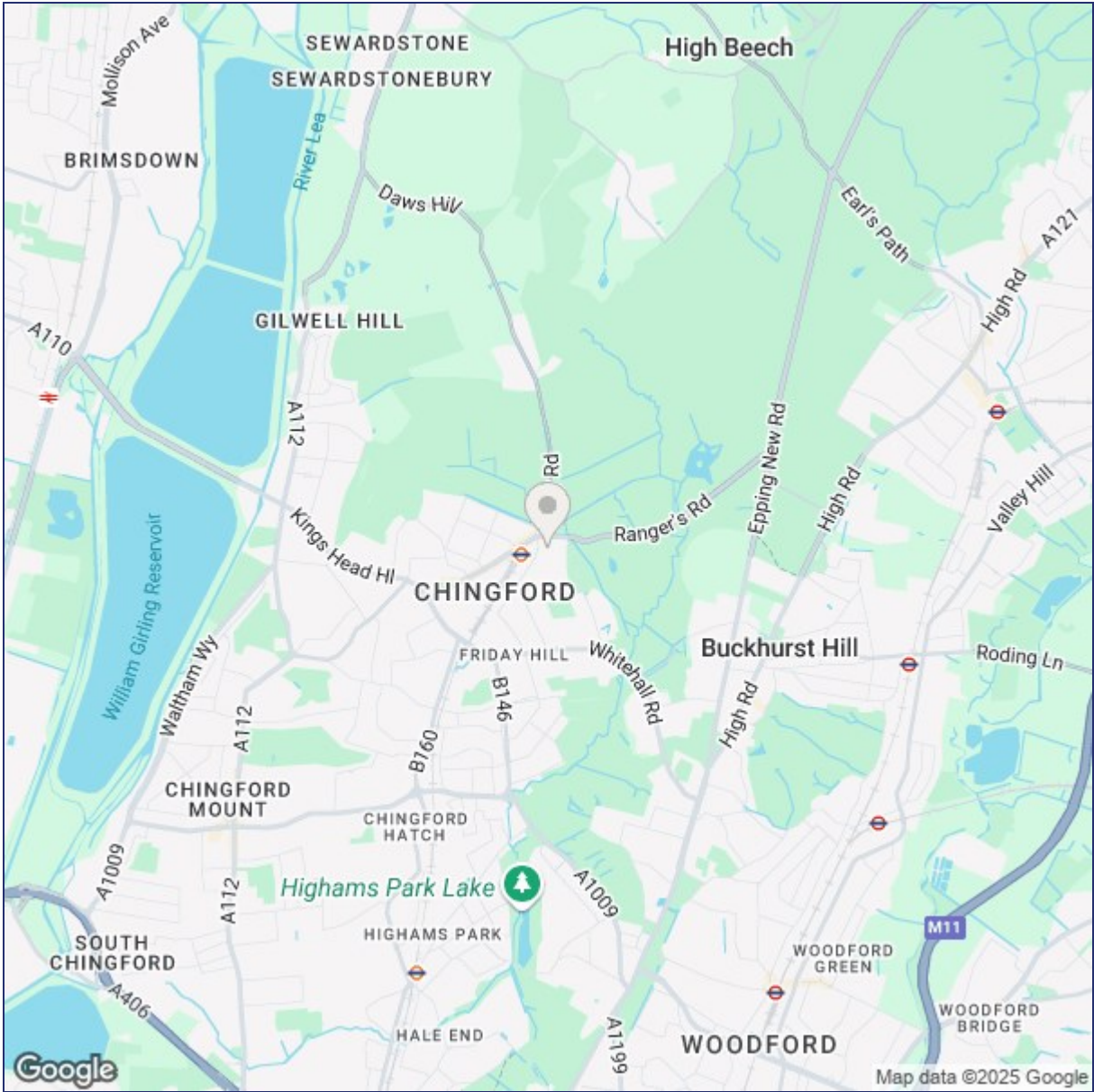
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.



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("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.

