



Chingford Mount Road,
E4 9BS
London

120

CROWN

NA

122B

kings
GROUP



Chingford Mount Road, E4 9BS

Kings Group – Chingford are delighted to present this charming one-bedroom first-floor flat for sale.

This well-presented property boasts an inviting entrance hallway leading to a bright and airy living room complete with a feature fireplace, offering a warm and homely feel. The separate kitchen is fitted with a range of base and eye-level units, roll-top work surfaces, and tiled splashbacks—ideal for everyday functionality and convenience. The bathroom is partially tiled and features a classic three-piece suite.

Situated within extremely close proximity to local amenities with fantastic transport links on your doorstep. This flat offers a fantastic opportunity for first-time buyers or investors alike.

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

Broadband (estimated speeds)
Standard 12 mbps
Superfast 80 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

Asking Price £260,000



- 1 BEDROOM FLAT
- 1 BEDROOM
- DOUBLE GLAZED
- COUNCIL TAX BAND B

- NEW LEASE 99 YEARS
- CLOSE TO AMENITIES & TRANSPORT LINKS
- GAS CENTRAL HEATING
- EPC RATING D

HALL

LIVING ROOM

KITCHEN

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

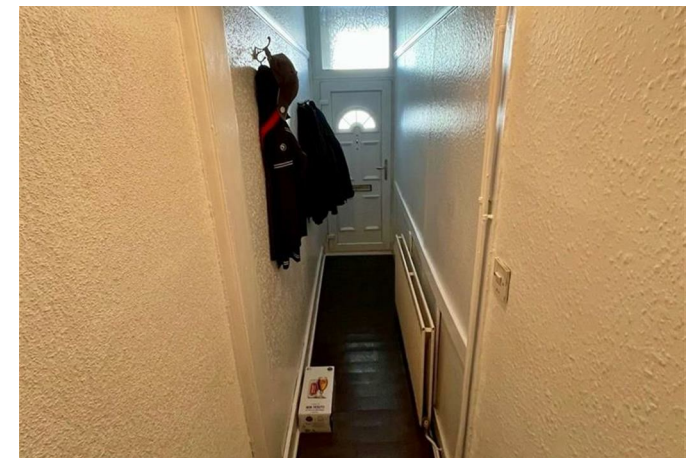
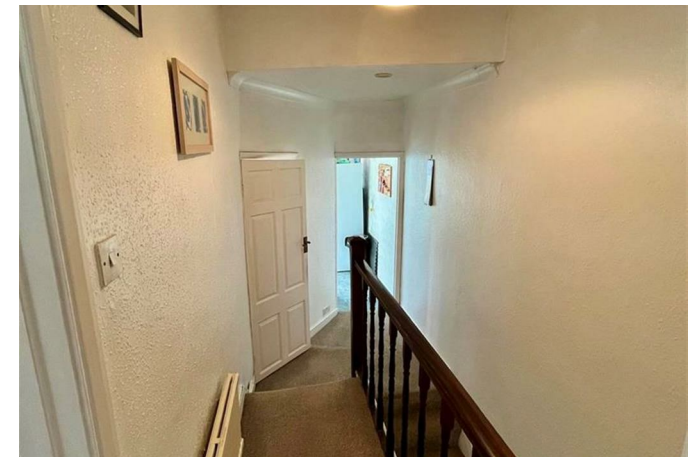
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



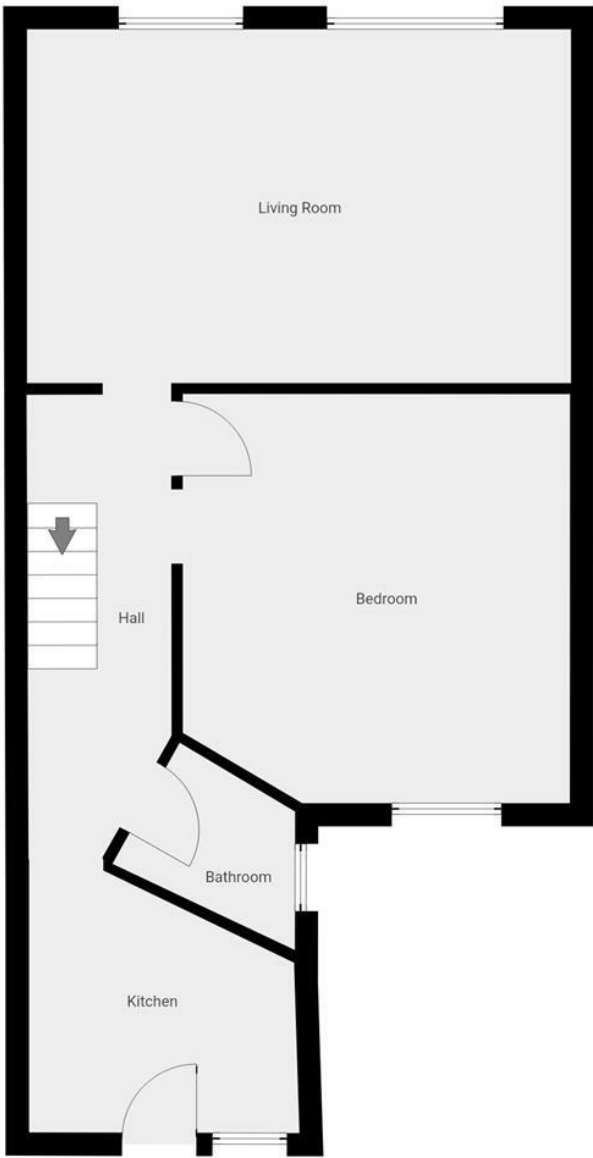


Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | 60 |
| (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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