

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)

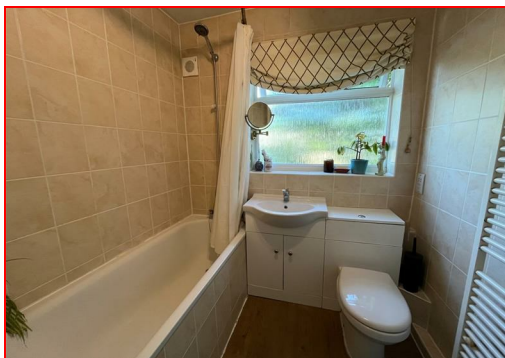


## Top House Rise, E4 7EE



**Offers In Excess Of £375,000 Leasehold**





Kings Group – Chingford are pleased to offer this two bedroom ground floor apartment, set on a quiet road. The home is set back on a grassy bank and comes with a private garden and easy access to local shops, Chingford Station, and Epping Forest.

Inside, the entrance hall leads to a kitchen with grey cabinets, wooden worktops, white splashbacks, and an integrated oven with an extractor fan. The hallway and reception room both have new engineered hardwood flooring.

The living room is bright, with a large front window that gives wide views. There is space for a dining table, and built-in cupboards and shelves run along one wall.

The main bedroom overlooks the garden and has space for a desk. The second bedroom, now used as a nursery, also faces the garden and has fitted wardrobes.

The bathroom has a window, a chrome shower over the bath, and a heated towel rail. There are two storage cupboards in the hall, and another deep storage space next to the kitchen with shelving and a light.

Outside, the private garden is low-maintenance, with room for sitting or entertaining. There is also access to shared green space at the front of the building. From the front, you can see as far as The Shard and The Gherkin on a clear day.

Chingford Station is a 12-minute walk, with direct trains to Liverpool Street. Epping Forest is just five minutes away on foot.

Call Kings Group today on 0208 524 7444 to arrange your viewing!

#### Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Average

Vodafone - Average

#### Broadband (estimated speeds)

Standard 2 mbps

Superfast 36 mbps

Ultrafast -

#### Satellite & Cable TV Availability

BT

Sky

#### HALL

**LIVING ROOM 16'2 x 10'11**

**KITCHEN 8'8 x 7'7**

**BEDROOM 13'4 x 10'11**

**BEDROOM 10'9 x 9'0**

**BATHROOM**

**PRIVATE GARDEN 24'7 x 8'8**

#### GARAGE

#### 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



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