

86 Old Church Road
Chingford
E4 8BX

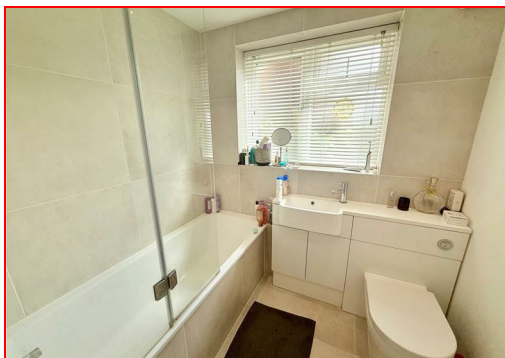
T: 0208 524 7444
www.kings-group.net



Connaught Avenue, E4 7AG



Guide Price £360,000 Leasehold



GUIDE PRICE - £360,000 - £380,000

CHAIN FREE – Ground Floor Apartment in the Heart of North Chingford

Kings Group – Chingford are delighted to bring to the market this spacious two-bedroom ground floor flat, offered with no onward chain. Perfect for first-time buyers, downsizers, or investors, this property combines comfort, style, and convenience.

Step inside and be welcomed by a bright entrance hallway leading to a generously sized reception room, ideal for both relaxing and entertaining, with ample space for living and dining areas. The modern kitchen is fitted with sleek base and eye-level units, integrated appliances, and elegant quartz work surfaces with matching splashbacks.

The property boasts two double bedrooms, both well-proportioned, along with a stylish family bathroom complete with a contemporary three-piece white suite.

Outside, residents can enjoy the well-maintained communal garden, while additional benefits include a private garage, double glazing, gas central heating, and a secure intercom entry system.

Location, Location, Location!

Set within the ever-popular North Chingford, this home is just a short walk from the station, providing excellent direct links into London Liverpool Street – perfect for commuters. You're also within easy reach of local shops, cafés, and amenities, offering a wonderful blend of convenience and community living.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Good

Vodafone - Good

Broadband (estimated speeds)

Standard 9 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

RECEPTION

KITCHEN

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.

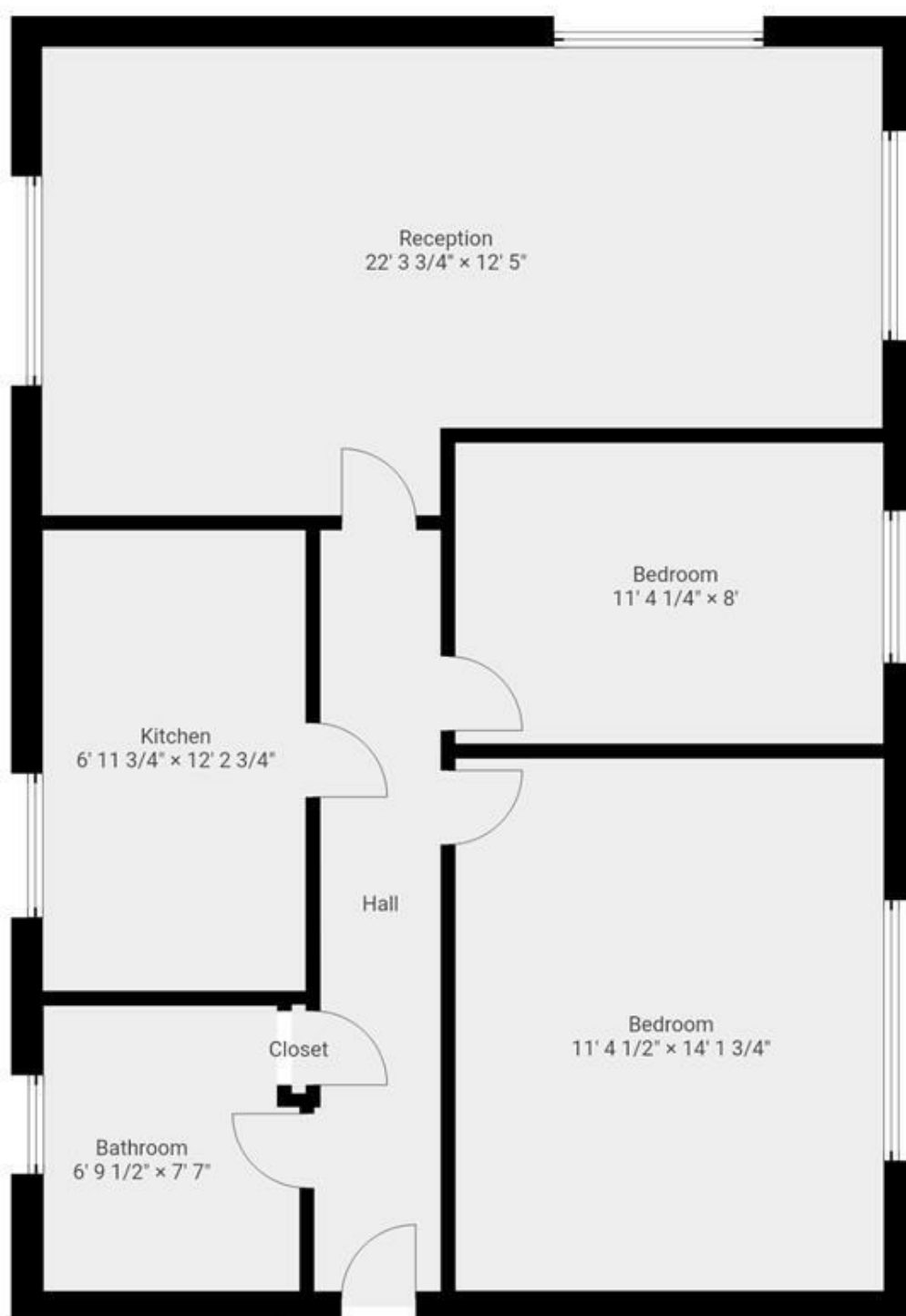
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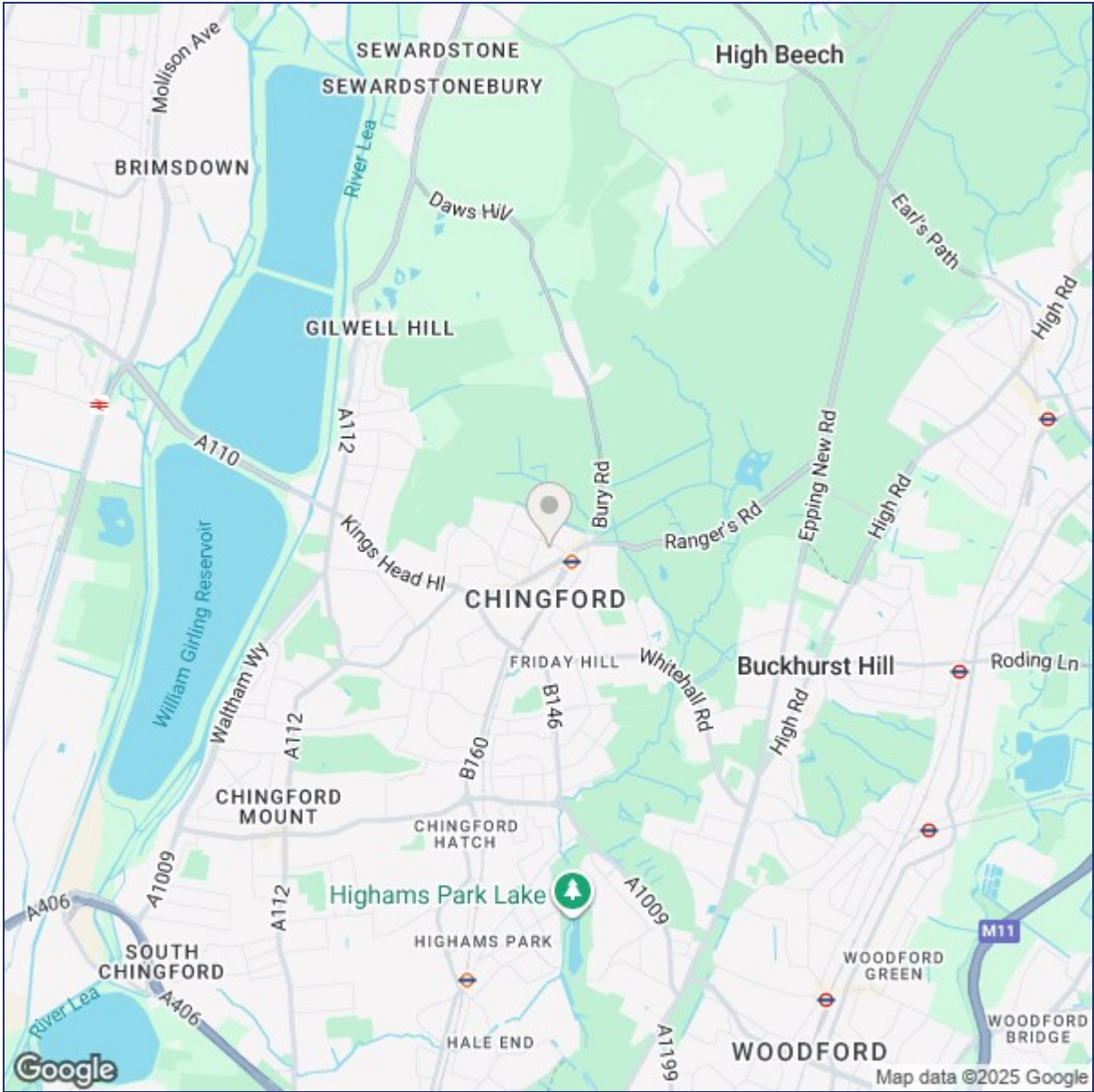
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

(“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.

