



**248 Westward Road,
Chingford**

**By Auction £215,000
Leasehold**



- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- PURPOSE BUILT FLAT
- GROUND FLOOR
- 2 BEDROOM
- ALLOCATED OFF STREET PARKING
- SECURITY ENTRYPHONE SYSTEM
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C
- EPC D

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Kings are pleased to offer for sale this 2 bedroom ground floor apartment. The property features direct access to a communal garden also boasting a fitted kitchen, fully tiled bathroom and gas central heating. Location wise its walking distance to retail stores and convenient access to the north circular, M11 and M25. This property is ideal for a first time buyer or investor alike

Mobile (based on calls indoors)

O2 Average
EE Good
Three Good
Vodafone Average
Broadband (estimated speeds)
Standard 12 mbps
Superfast -
Ultrafast 1800 mbps
Satellite & Cable TV Availability
BT
Sky
Virgin

HALLWAY

LIVING ROOM 16'1 x 9'6 (4.90m x 2.90m)

BATHROOM

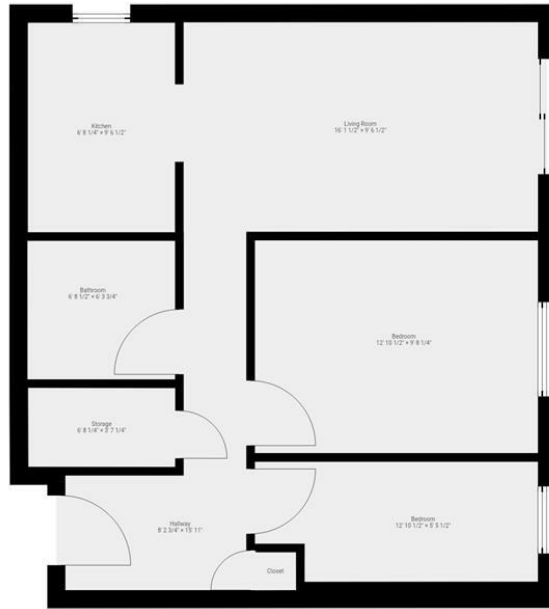
KITCHEN 9'1 x 5'5 (2.77m x 1.65m)

BEDROOM 12'10 x 8'6 (3.91m x 2.59m)

BEDROOM 12'10 x 5'5 (3.91m x 1.65m)

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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