



35B The Ridgeway

London, E4 6QW

Asking Price £350,000



Smooth Move Estates are delighted to offer for sale this period conversion, well presented, modern, light and airy two bedroom apartment on the Ridgeway. The property benefits from a security entry phone system, ample size lounge, modern kitchen, 2 double bedrooms and a bathroom.

This property is located just 1.1 miles from Chingford Station for a direct link to London Liverpool Street. The Ridgeway has great bus transport links the 121, 307, 377, 456 all service this area and the 313 runs directly to Chingford train station. Chingford C of E Primary school is just 0.5 miles away, and the Cork Tree Retail Park is 2.4 miles.

This property is chain free and with green spaces such as Epping Forest, Connaught Water and Chingford Golf Course a short distance away. Viewing is highly recommended.



Entrance Hall

From the front door a spacious hallway, centre light, grey carpet leading to Kitchen/living area, bathroom, master bedroom, 2nd bedroom. Fuse box, radiator and shelving.

Living Room

White plaster ceiling with central light. White upvc window to rear aspect overlooking the communal garden with radiator underneath. Grey Carpet.

Kitchen

This modern kitchen includes a mixture of high and low level, flat panel white cabinets with black handles, Zanussi stainless steel oven and hob with a Zanussi extractor above. A freestanding Hoover 8kg washing machine & freestanding Indesit fridge freezer, stainless steel sink with chrome mixer tap. Walls are partially tiled in white, and granite effect light grey vinyl on the floor completes this bright and airy kitchen.

Bedroom 1

The bright airy room to the rear of the property benefits from double glazed French doors leading to a secure balcony overlooking the communal garden. The Bedroom houses the Potterton combination boiler and a radiator, white plaster ceiling with central rose and grey carpet

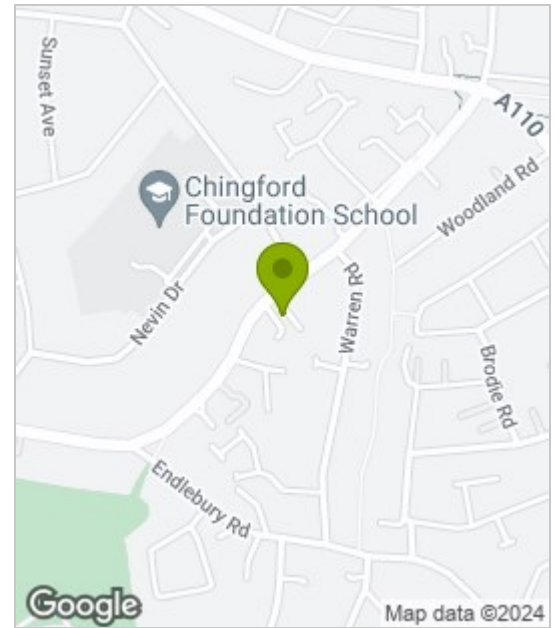
Bedroom 2

Double bedroom with white plaster ceiling with central ceiling rose. Grey carpet and upvc window to side aspect, radiator underneath.

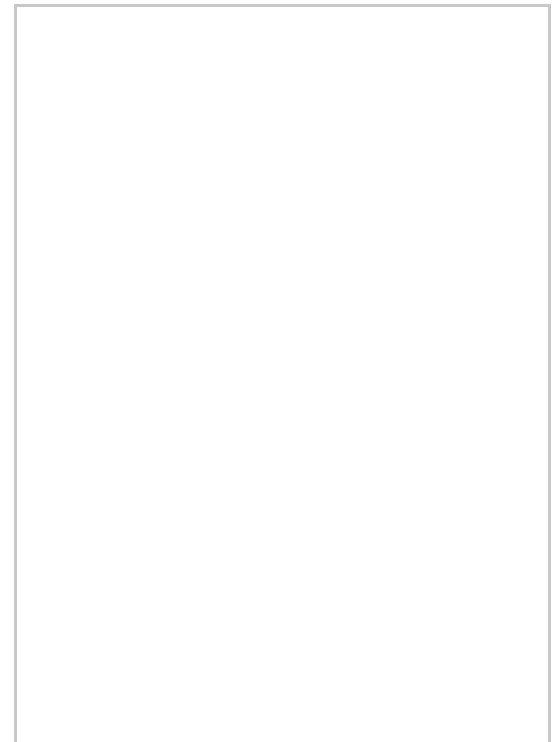
Bathroom

Partially tiled walls, white bath with chrome mixer tap and shower head attachment, basin, toilet, extractor, radiator, central light and granite effect grey vinyl.

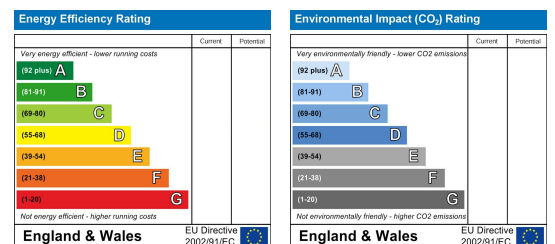
Area Map



Floor Plans



Energy Efficiency Graph



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