

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

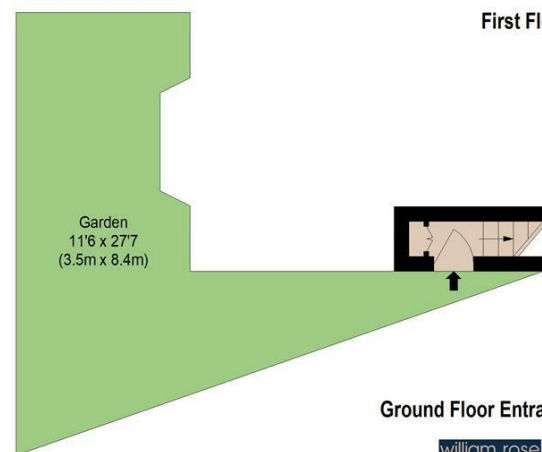
## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



First Floor



Ground Floor Entrance

william rose  
Connaught Road, E4

Approximate Gross Internal Floor Area: 55.65 sq m / 599 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/9/2024



14a Connaught Road, London, E4 7DL

Guide Price £325,000

- 1 Bedroom
- Period conversion
- Spacious lounge
- Potential for loft conversion (stpp)
- Well maintained
- Chain free
- New lease
- Own street door
- Moments from Station Road
- Close to station



# 14a Connaught Road, London E4 7DL

A fantastic and spacious one bedroom period conversion. Located just moments from shops, amenities and the train station. Offered for sale chain free with a new lease.

Nestled on the sought-after Connaught Road, just off Station Road in the heart of North Chingford, this charming and spacious one-bedroom first-floor period conversion offers the perfect blend of classic charm and modern convenience. The property has been beautifully maintained by its current owner, showcasing its timeless character while offering the opportunity for further development with a loft conversion (stpp)

Boasting a newly extended lease and offered for sale chain-free, this residence provides a fantastic opportunity for both first-time buyers and investors alike. Its generous proportions, high ceilings, and large windows fill the space with natural light, creating a warm and inviting atmosphere throughout. Set in a peaceful yet convenient location, you'll enjoy easy access to local amenities, cafes, and transport links.

This well-presented home is ready to move in and offers fantastic potential for future enhancement. Don't miss the chance to make this period gem your own.



Council Tax Band: C

