



Forest View, North Chingford, E4 7GA

OFFERS IN EXCESS OF
£625,000

 **Coultons**

PROPERTY SUMMARY

Occupying 994sqft (92.4sqm) and situated on the ground floor in this sought after purpose built block is this two double bedroom apartment in North Chingford, just across the road from Chingford Golf Course and Epping Forest. Added benefits include a spacious living room opening onto a terrace and garden area, a modern fitted kitchen with dining area, family shower room plus an en-suite bathroom to the primary bedroom, double glazing, underfloor heating, secure gated allocated parking space, communal gardens.

We have been advised that the property has a lease with approximately 100 years remaining. The annual service charge is in the region of £2876 and ground rent of £275.

Forest View is just down the road from Station Road in North Chingford with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest across the road to explore for when you fancy a tranquil walk.

In our opinion this property would make an excellent home and would be an ideal purchase for a first time buyer or someone wishing to downsize. Viewing is a must.

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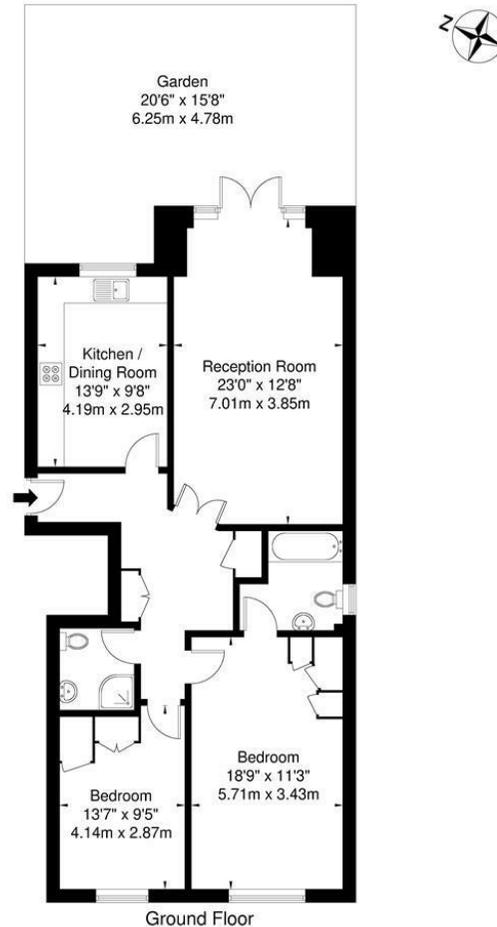








Grosvenor Heights, Forest View, Chingford, E4 7GA
 Approximate Gross Internal Area = 92.4 sq m / 994 sq ft



Ground Floor
 For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Leasehold

COUNCIL TAX BAND
 E

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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