



## 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		79	79
(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

william rose  
Aldborough Court, E4

Approximate Gross Internal Floor Area : 66.12 sq m / 712 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 ft.

lpaplus.com

Date: 17/12/2024



10, Aldborough Court Chingford Avenue, Chingford, London, E4 6RW

Offers Over £285,000

- Two bedrooms
- Share of freehold
- Chain free
- First floor
- Close to green space
- Purpose built
- Close to Chingford Mount
- Garage
- Popular development
- Double glazed

## Aldborough Court Chingford Avenue, London E4 6RW

A fantastic two bedroom first floor flat in a convenient location. The property benefits from a garage, off street parking and is offered for sale chain free with a share of freehold.



Council Tax Band: C



Nestled in a sought-after location close to Chingford Mount, this delightful two-bedroom first-floor flat offers the perfect blend of comfort, convenience, and practicality. Whether you're a first-time buyer, downsizer, or investor, this property presents a fantastic opportunity to secure a home in a vibrant area.

Upon entering, you'll be welcomed into a spacious and light-filled living area, perfect for relaxing or entertaining guests. The property boasts two generously sized bedrooms, offering ample space for a growing family, home office, or guest accommodation.

The kitchen is thoughtfully designed with functionality in mind, featuring plenty of storage and worktop space, while the bathroom provides a clean and comfortable setting for everyday routines.

Adding to its appeal, this flat includes a private garage and the rare benefit of off-street parking, ensuring convenience and peace of mind.

Situated just moments from Chingford Mount, you'll enjoy easy access to a range of shops, cafes, and local amenities. Excellent transport links and green spaces nearby make this location highly desirable for both commuters and those seeking a relaxed lifestyle.

Offered for sale chain free, this property is ready for you to move in and make it your own. Don't miss out on this fantastic opportunity – arrange your viewing today!