



Chelwood Close, Chingford, E4 7UN £155,000 

## PROPERTY SUMMARY

Offering for sale this two bedroom retirement flat for anyone 55 years old and over, set on the first floor in this quiet and secluded development. Added benefits include a good size living room, a modern fitted kitchen, a modern fitted shower room, an additional WC off the main bedroom, double glazing, electric heating, 24 hour emergency pull cords and an on site house manager.

Chelwood Close is within easy reach of local amenities and is a short walk the bustling shopping area of Station Road 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 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). The vast green spaces of Epping Forest are only a short distance from the property for when you fancy a nice peaceful and tranquil walk.

The property offers a great way to retire and is being sold on a chain free and to over 55 year olds.

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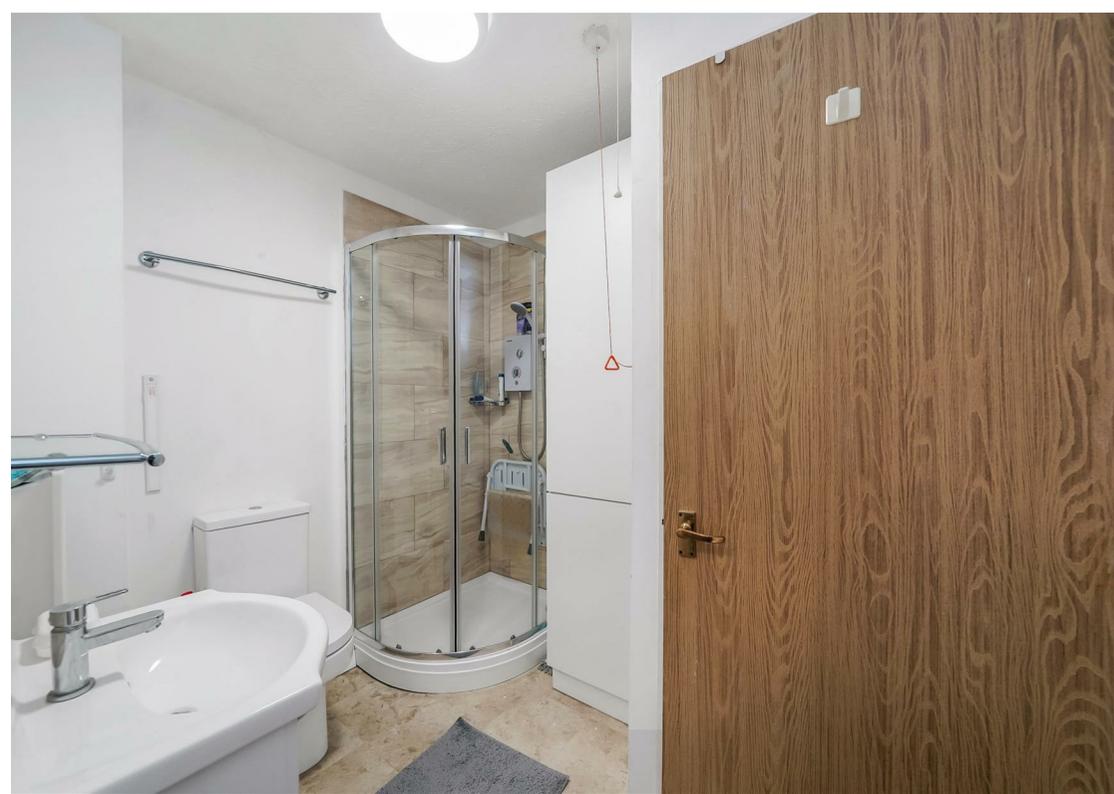
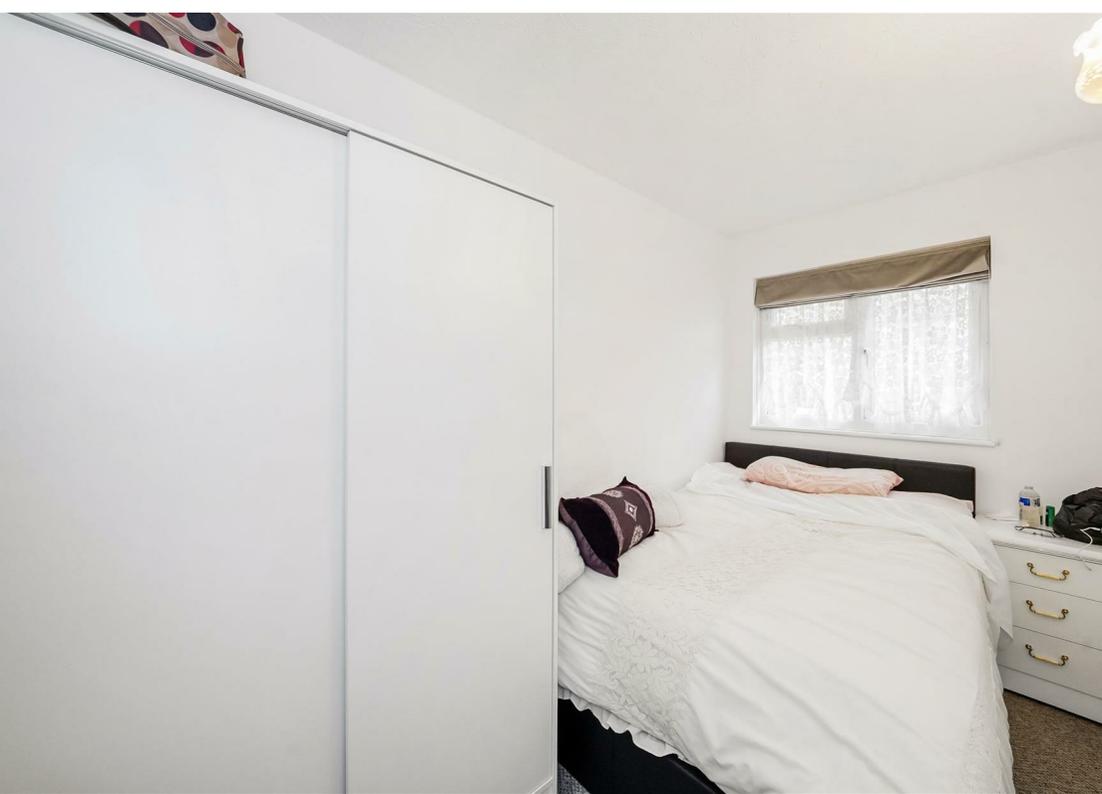


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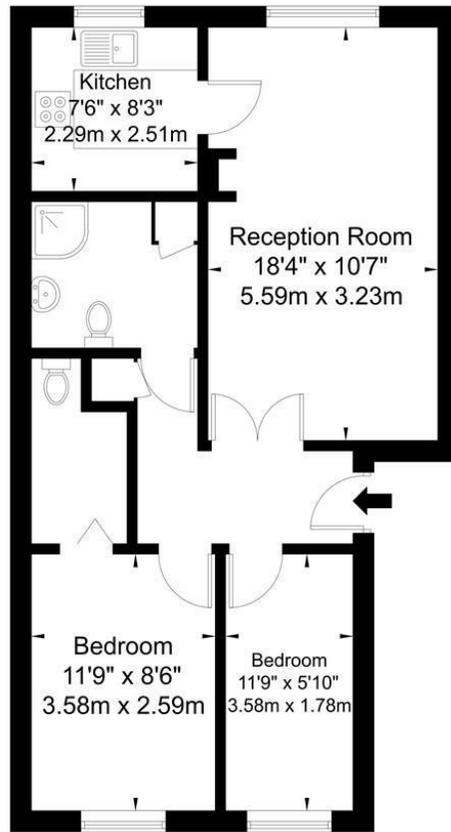
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Riverside Court, Chelwood Close, London, E4 7UN  
 Approximate Gross Internal Area = 57 sq m / 613 sq ft



First 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**  
 C

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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



**OFFICE ADDRESS**

26 Station Road  
 North Chingford  
 London  
 E4 7BE

020 8090 0860  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)

**OFFICE ADDRESS**

425a Lordship Lane  
 Wood Green  
 London  
 N22 5DH

020 3869 8989  
[sales@coultons.co.uk](mailto:sales@coultons.co.uk)  
[www.coultons.co.uk](http://www.coultons.co.uk)