



BREENS

Russell Road, Chingford

London · E4

OFFERS OVER

£475,000

FREEHOLD



B R E E N S

THE HOME

Russell Road, Chingford

London · E4

KEY FEATURES

- Chain Free
- Extended
- Parking
- Two Bedrooms
- Further potential to extend (STPP)

EPC RATING

C

COUNCIL TAX BAND

2

BEDROOMS

1

BATHROOMS

2

RECEPTIONS



FLOOR PLAN

APPROX 733.00 SQ.FT

BREENS

GET IN TOUCH

02085315454

highampark@breens.property

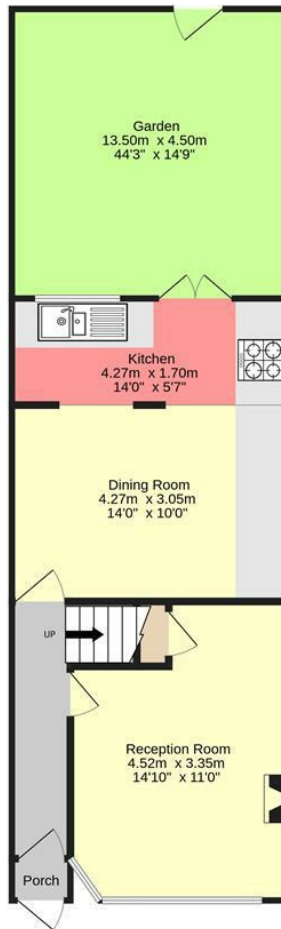
www.breens.property

VISIT US

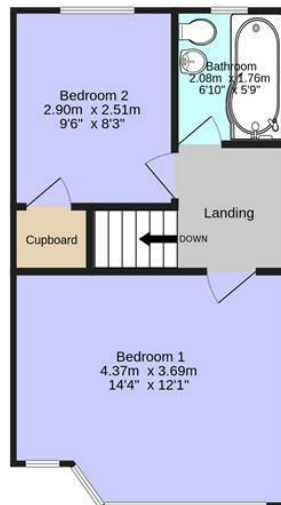
2 Broadway Parade, Winchester
Road, Highams Park, E4 9LG

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.

GROUND FLOOR
39.6 sq.m. (426 sq.ft.) approx.



1ST FLOOR
32.2 sq.m. (347 sq.ft.) approx.



RUSSELL ROAD, CHINGFORD, LONDON, E4 8HA

TOTAL FLOOR AREA: 71.8 sq.m. (773 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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