

86 Old Church Road
Chingford
E4 8BX

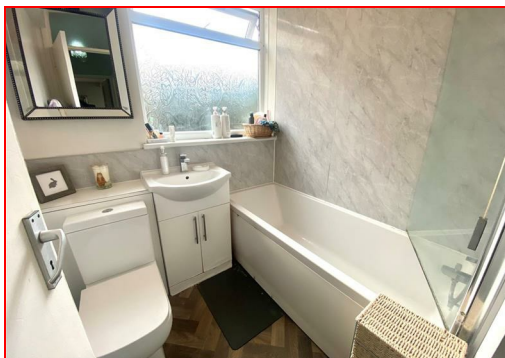
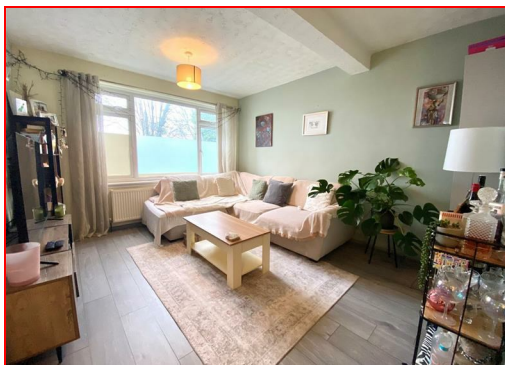
T: 0208 524 7444
www.kings-group.net



Castle Avenue, E4 9PY



Asking Price £425,000 Leasehold



*** Well-Presented Two Bedroom Flat Close to Highams Park Station ***

Kings Group of Chingford are pleased to present this two-bedroom flat to the market. The property comprises an entrance hallway leading to a bright and airy living room, along with a galley kitchen featuring white base and eye-level units, wood-effect roll-top work surfaces, tiled splashbacks, and ample space for appliances.

The flat offers two double bedrooms, both with space for wardrobes, and a partially tiled family bathroom fitted with a white three-piece suite. Additional benefits include gas central heating, double-glazed windows, and an entry communication system.

Externally, the property boasts a garage and communal parking.

The property is well located in a popular residential area of Chingford, offering excellent transport links. Highams Park Station is within easy reach, providing direct services into London Liverpool Street, making it ideal for commuters. The area is also well served by local bus routes and offers convenient access to the A406 and M11, with local shops, amenities, and green spaces close by.

Coverage

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Poor

Vodafone - Average

Broadband (estimated speeds)

Standard 10 mbps

Superfast 80 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 23'11 x 13'11

KITCHEN 13'11 x 6'3

BEDROOM 13'2 x 6'2

BEDROOM 13'2 x 9'10

BATHROOM 6'4 x 5'11

DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

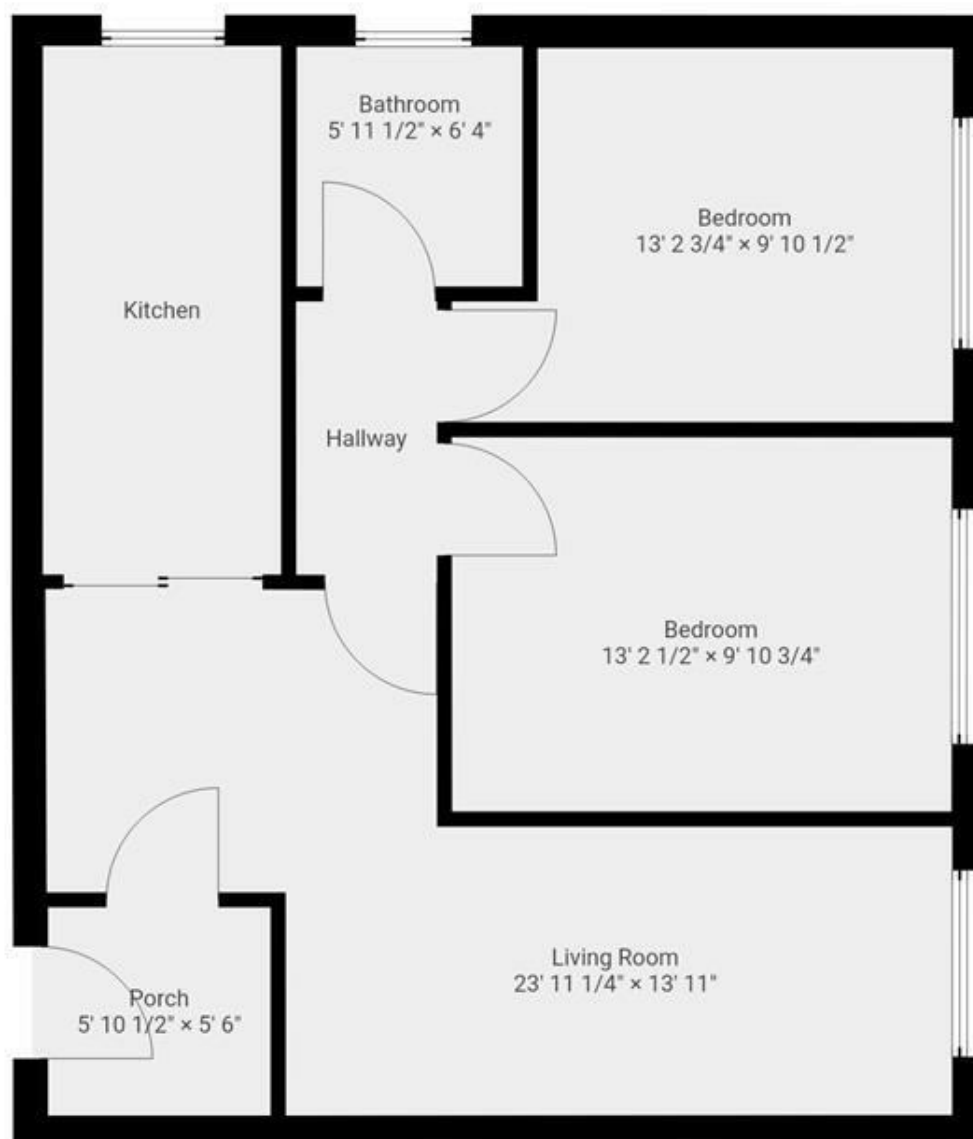
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

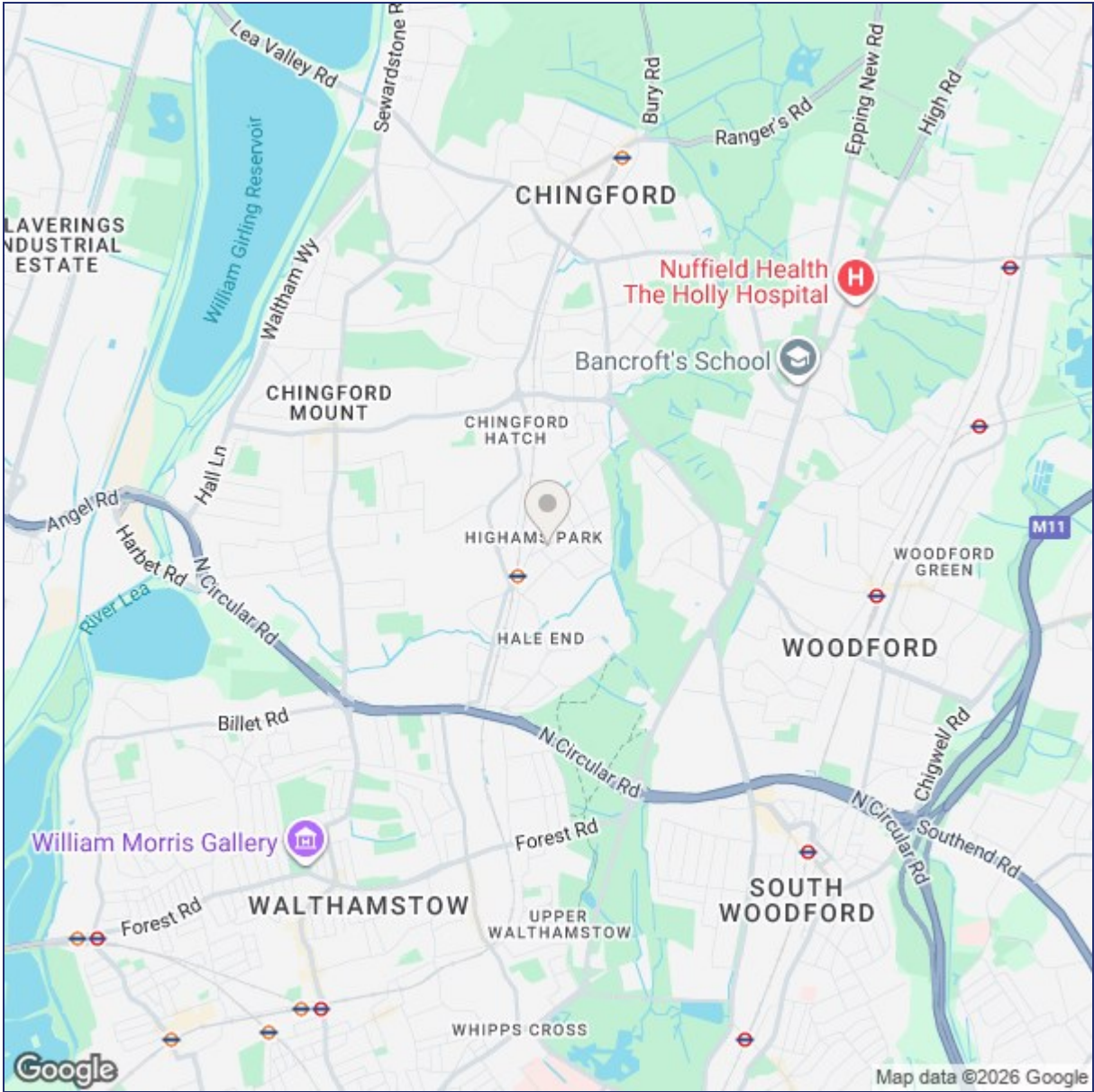
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

