

Chingford Avenue, Chingford, E4 6SQ

GUIDE PRICE
£300,000

Coultons

PROPERTY SUMMARY

Guide Price £300,000-£325,000

Set on the second floor in the purpose built block on Chingford Avenue is this well maintained two bedroom flat. Added benefits include a spacious living room, a contemporary fitted kitchen, a modern fitted bathroom, double glazing, gas central heating, an allocated parking space, and a communal garden.

We have been advised that the remaining lease is 960 years and comes with a share of freehold with an annual service charge of £1100.

Chingford Avenue is a quiet residential road with easy access to both shopping areas of Chingford Mount and Station Road in North Chingford. Both areas have several eateries, coffee shops and bars catering for everyone. Transport links include very good bus services along with Chingford Overground Station giving direct access into Liverpool Street as well as Walthamstow Central where you can change over to the Victoria Line on the Underground.

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore nearby when you fancy a tranquil walk along with Ridgeway Park just around the corner.

In our opinion this property would make an ideal starter home and is being offered on a chain free basis. Viewing is highly recommended.

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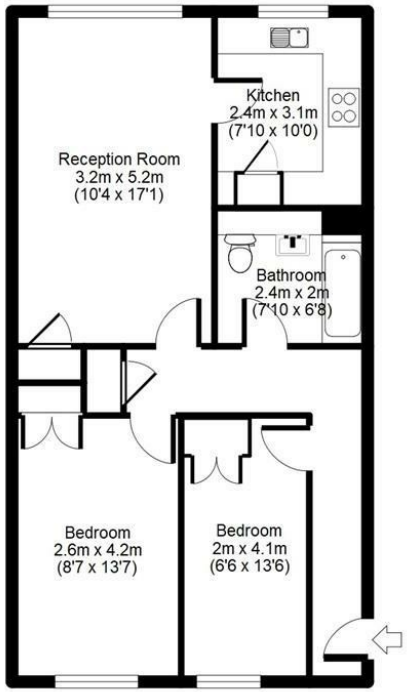






Chingford Avenue, London, E4

APPROX GROSS INTERNAL FLOOR AREA: 625 sq. ft / 58 sq. m



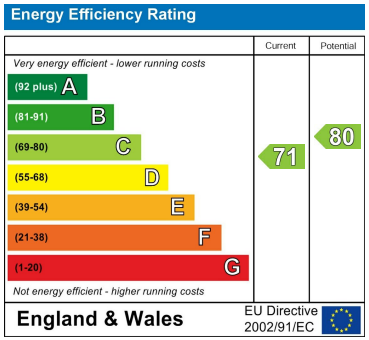
For identification purposes only
Measurements are approx and not to scale

LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



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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