



Hungerdown, North Chingford, E4 6QJ

£225,000

 Coultons

## PROPERTY SUMMARY

Situated on the lower ground floor in a purpose built block is the well maintained and proportioned one bedroom flat. The property benefits from a spacious living room, a modern fitted kitchen, bathroom, double glazing, gas central heating and good storage space.

The current lease has approximately 81 years remaining, but the vendors are looking into extending the lease or beginning the process and assigning over the benefit of the lease extension to the buyer.

Hungerdown is located just off The Ridgeway and is only a short walk to the busy and vibrant 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).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk right on your door step.

In our opinion this property would be an ideal purchase for a first time buyer or someone downsizing. Viewing is highly recommended.

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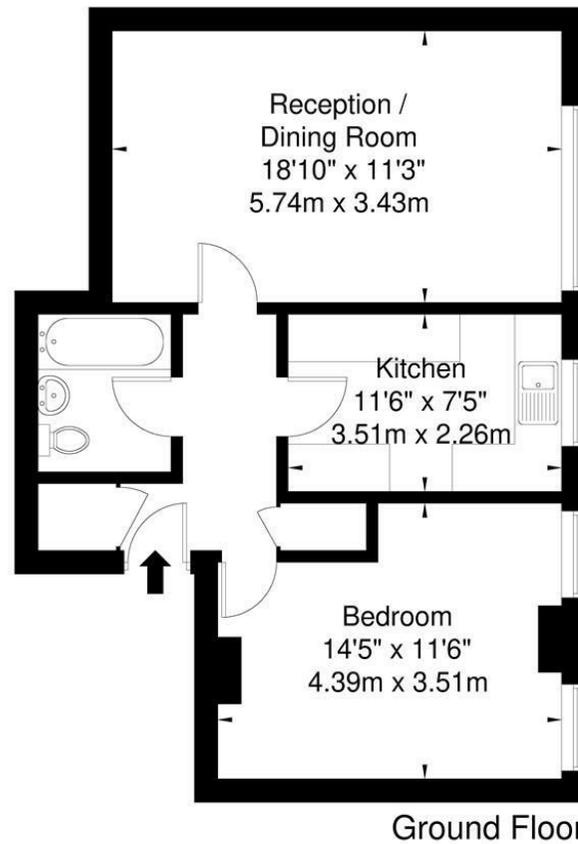








Hungerdown, London, E4 6QJ  
 Approximate Gross Internal Area = 53.5 sq m / 575 sq ft



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**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<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



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