

86 Old Church Road
Chingford
E4 8BX

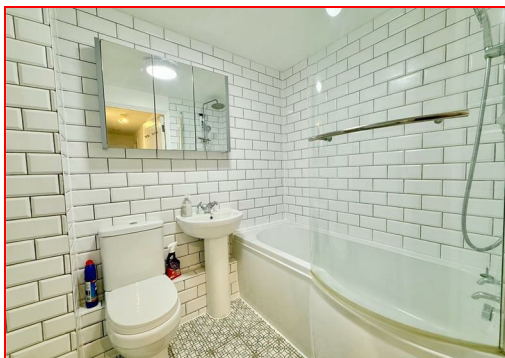
T: 0208 524 7444
www.kings-group.net



Ashton Court, Connington Crescent, E4 6LW



Asking Price £350,000 Leasehold



Kings Group of Chingford present this two-bedroom, first-floor flat to the market. The property comprises an entrance hallway leading to a living room with ample natural light. The newly fitted kitchen includes base and eye-level units, roll-top work surfaces, and tiled splashbacks. Both bedrooms are doubles, with the master benefiting from a recently installed en-suite. A family bathroom and a balcony complete the accommodation.

The flat is located off Connington Crescent, close to local shops, cafés, and services. Transport links include nearby bus routes and Highams Park and Chingford Overground stations, providing easy access to central London. Several primary and secondary schools are within walking distance, and public open spaces, including Epping Forest, are nearby.

Additional features include allocated parking and double-glazed windows.

To arrange a viewing contact Kings Group today - 0208 524 7444!

Coverage
Mobile (based on calls indoors)
O2 - Average
EE - Average
Three - Good
Vodafone - Good

Broadband (estimated speeds)
Standard 8 mbps
Superfast -
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM 13'9 x 12'11

KITCHEN 11'1 x 4'10

BEDROOM 14'2 x 7'10

EN-SUITE

BEDROOM 10'7 x 7'8

BATHROOM

BALCONY

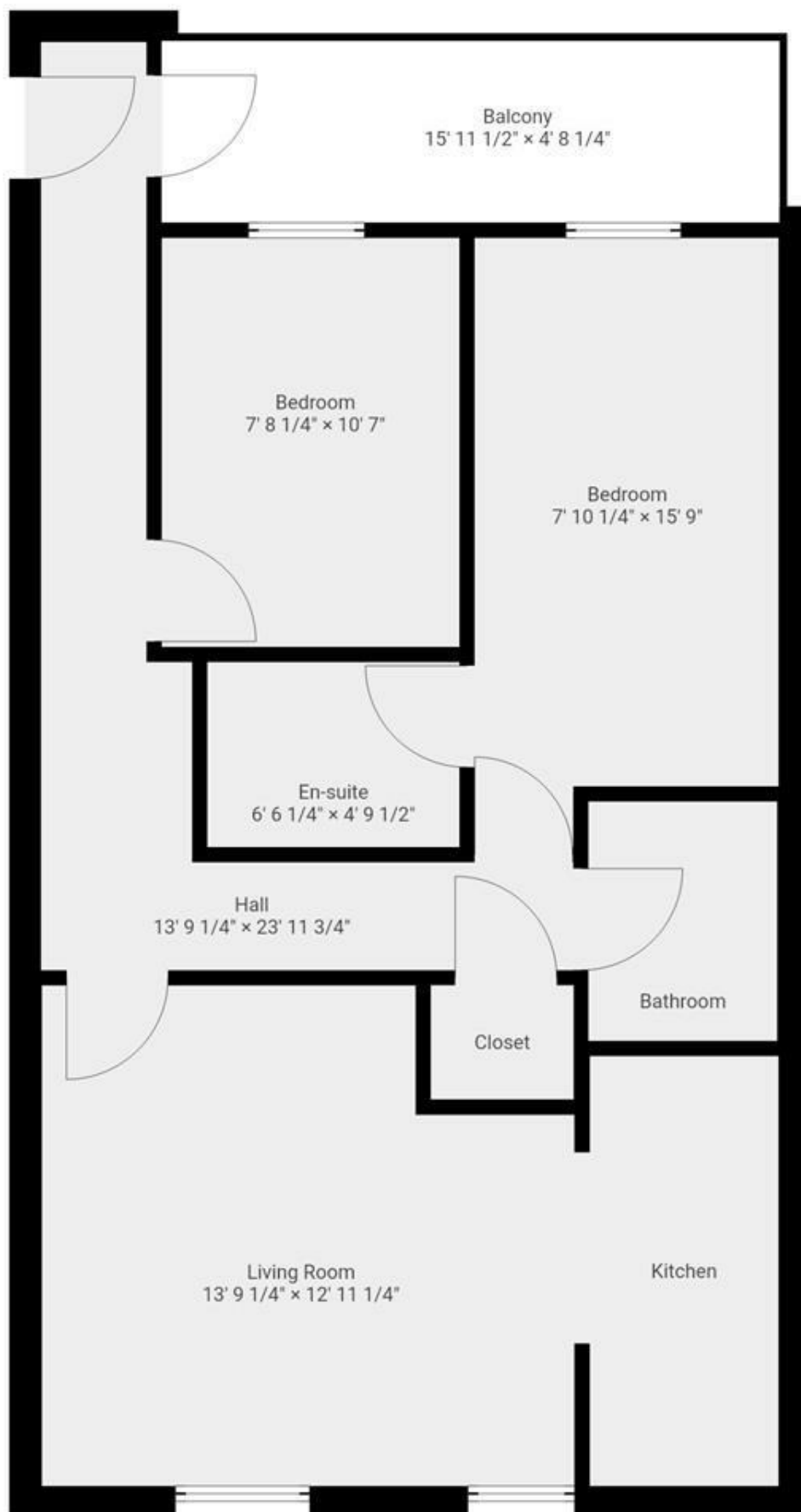
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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

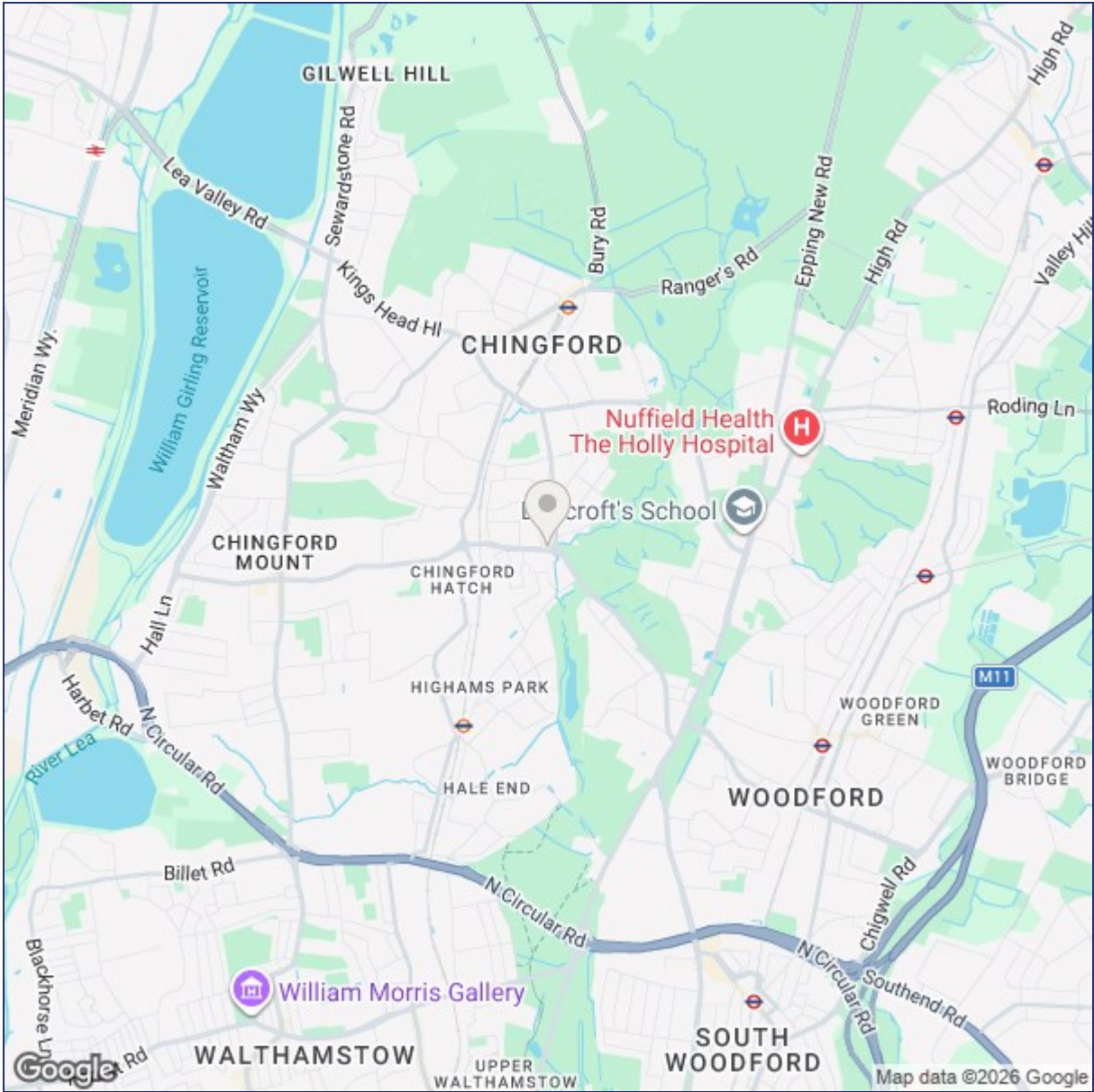
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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	EU Directive 2002/91/EC		England & Wales	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.

