



Shingly Place, North Chingford, E4 6AE

OFFERS IN EXCESS OF  
£400,000

 **Coultons**

## PROPERTY SUMMARY

Set on the second floor in a modern and sought after development in North Chingford is this three bedroom apartment. Added benefits include a spacious open plan lounge with a modern fitted kitchen, a family bathroom along with an en-suite shower room to the primary bedroom, double glazing, gas central heating, a roof terrace and an allocated parking space.

We have been advised that the property has a remaining lease of approximately 112 years remaining, an annual ground rent of £483.04 and annual service charge of £1956.67.

Shingly Place on The Ridgeway 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 apartment will make an excellent purchase for a first time buyer or someone downsizing and viewing is highly recommended to avoid any disappointment.

3



2



1







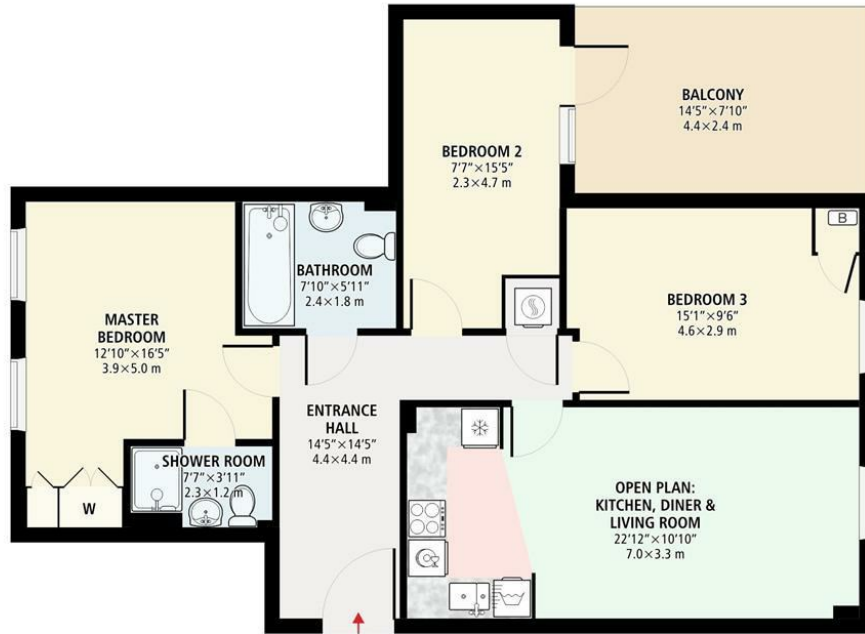




# 3-BEDROOM FLAT

E4

Total gross internal area: 890.4 sq. ft. | 82.72 sq. m.  
(approximate)



SECOND FLOOR

**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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