



Stanley Way, Chingford, London

Asking Price £300,000



MILLERS
ESTATE AGENTS

Nestled in the charming area of Chingford, London, this delightful one-bedroom ground floor converted Victorian flat offers a perfect blend of character and modern living. With a share of the freehold, this property presents an excellent opportunity for both first-time buyers and investors alike.

Upon entering, you will find a spacious reception room that exudes warmth and comfort, making it an ideal space for relaxation or entertaining guests.

One of the standout features of this flat is its own private rear garden, a rare find in urban settings. This outdoor space is perfect for enjoying a morning coffee or hosting summer barbecues, allowing you to embrace the joys of outdoor living.

The property is situated just a short walk from the bustling high street, where you will discover a variety of shops, cafes, and restaurants. Additionally, the mainline station is within easy reach, providing excellent transport links to central London and beyond.

This flat not only offers a comfortable living space but also represents a sound investment opportunity in a sought-after location. With its blend of Victorian charm and modern convenience, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely flat your new home or investment.





Hallway

Living Room

13'4" into bay x 11'5" max (4.06m into bay x 3.48m max)

Kitchen

10'5" x 8'6" (3.17m x 2.60m)

Storage

Bedroom 1

13'4" x 8'8" (4.06m x 2.64m)

Bathroom

8'0 x 5'1 (2.44m x 1.55m)

EXTERIOR

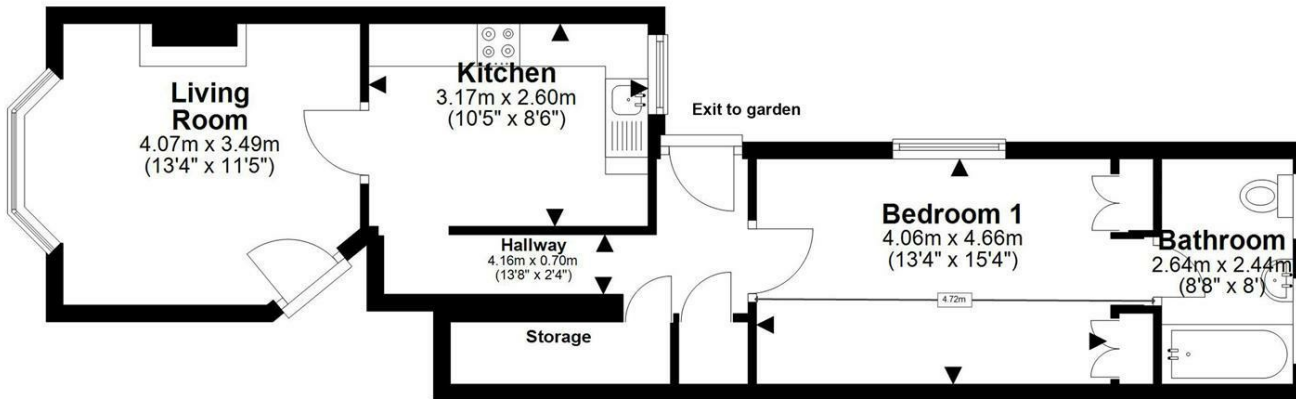
Rear Garden

23'10 x 9'6 (7.26m x 2.90m)



Ground Floor

Approx. 43.6 sq. metres (469.7 sq. feet)



Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

Total area: approx. 43.6 sq. metres (469.7 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage

Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	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	76	England & Wales
		67	