

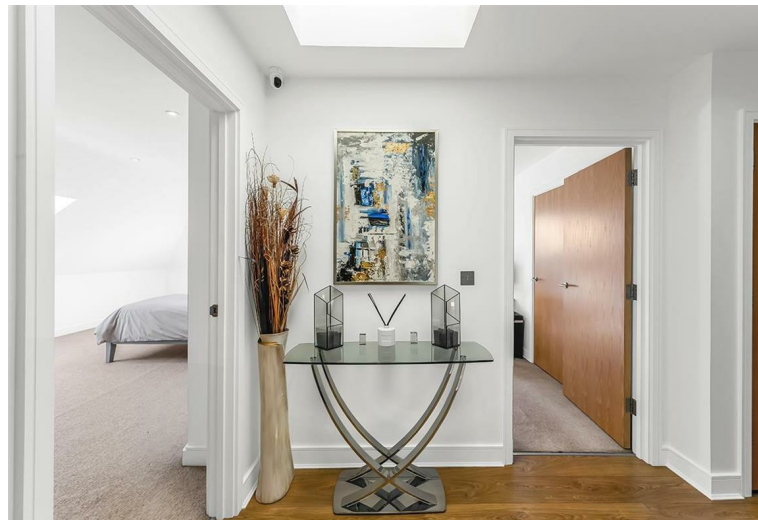


GROUND FLOOR
1253 sq.ft. (116.4 sq.m.) approx.



TOTAL FLOOR AREA: 1253 sq.ft. (116.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The symbols, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropac C2008

Council: Waltham Forest | Council Tax Band: D | Floor Area: 1253.00 sq ft



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Louisa Oakes Close, London, E4 8AS
£375,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8524 0000** Email: southchingford@wearechurchills.co.uk



Welcome to this stunning penthouse apartment located in the desirable Louisa Oakes Close, Chingford. Spanning an impressive 1,253 square feet (116.4 square meters), this property offers a spacious and luxurious living experience, larger than most three-bedroom houses in the area.

The apartment features two large double bedrooms, providing ample space for relaxation and rest. With two modern bathrooms (one that is en-suite), convenience and comfort are at the forefront of this home. The generous reception room is perfect for entertaining guests or enjoying quiet evenings in, making it a versatile space for all occasions.

One of the standout features of this penthouse is the secure video entryphone system, ensuring peace of mind for residents. Additionally, the property boasts two dedicated parking spaces, a rare find in urban living, allowing for hassle-free parking for you and your guests.

Residents can also enjoy the beautifully maintained communal gardens, providing a serene outdoor space to unwind and connect with nature.

This penthouse apartment in Chingford is not just a home; it is a lifestyle choice that combines comfort, security, and convenience in a sought-after location. Do not miss the opportunity to make this exceptional property your own.

