



**95A Chingford Road,
Walthamstow**

**Offers In Excess Of
£300,000 Leasehold**

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- Walking Distance To Walthamstow Central
- Long Lease
- Private Garden
- Walking Distance To Lloyd Park
- One Bedroom
- Ground Floor Conversion

Kitchen 11'2 x 6'7 (3.40m x 2.01m)

Bathroom 7'11 x 4'6 (2.41m x 1.37m)

Nestled on Chingford Road in London, this charming conversion offers a delightful living space perfect for individuals or couples seeking a cosy home. With a generous area of 538 square feet, this ground floor conversion boasts one well-proportioned bedroom, providing a comfortable retreat for rest and relaxation.

The property features a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in. The bathroom is conveniently located, ensuring ease of access for daily routines. One of the standout features of this home is the private garden, a lovely outdoor space where you can unwind, cultivate plants, or enjoy al fresco dining during the warmer months.

Built in 1900, this flat exudes character and charm, reflecting the architectural style of its era while offering modern comforts. The long lease adds to the appeal, providing peace of mind for future living or investment.

Chingford Road is well-connected, making it easy to access local amenities, transport links, and green spaces. This property presents an excellent opportunity for those looking to settle in a vibrant area of London while enjoying the tranquillity of a detached home. Don't miss the chance to make this delightful property your own.

Reception Room 16'1 x 12'4 (4.90m x 3.76m)

Bedroom 12'9 x 9'5 (3.89m x 2.87m)

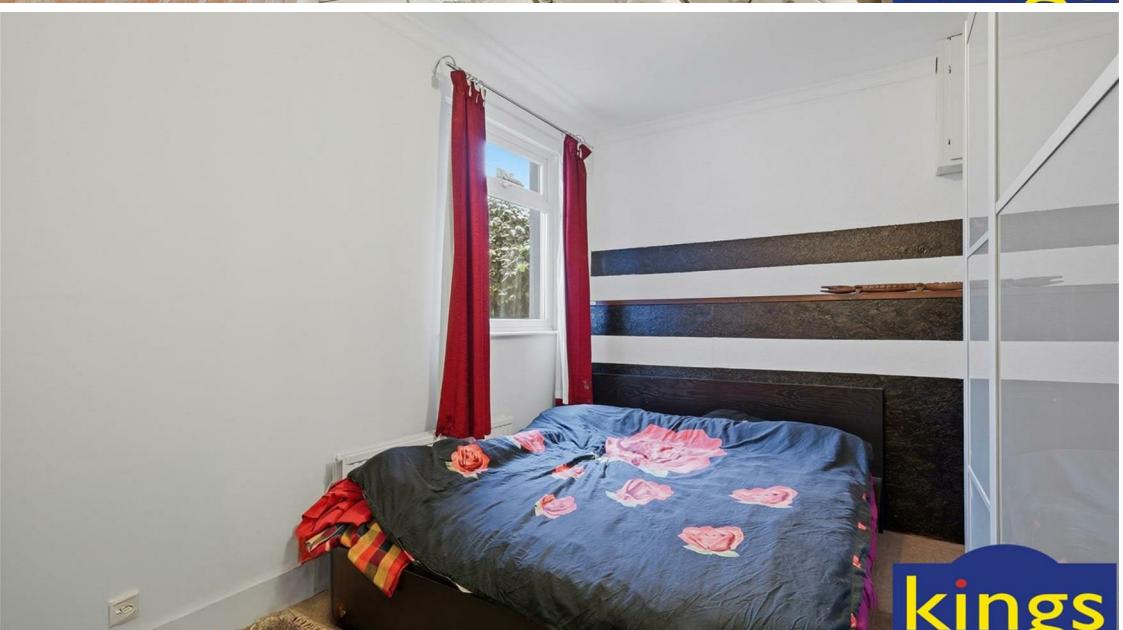
GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA: 43.1 sq.m. (464 sq.ft.) 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The same plan may appear in other literature as it has been tested and no guarantee as to their operability or efficiency can be given.
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