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Chingford Mount Road, E4 9AA



£300,000 Freehold



Kings are pleased to offer for sale this ground and first floor commercial unit currently a dental laboratory located on a sought after high road location. The property boasts flexible 1216.91 sqf working space comprising of a reception area, office space various work rooms, bathroom facilities and kitchen and also parking to the rear of the property.

There is also the option of purchasing the first floor 2 bedroom apartment which is currently tenanted under APT tenancy which the vendor will look at selling for £550,000 for both units. Call now for further details 0208 524 7444

OFFICE 12 x 8'6

LABORATORY 18 x 17

WORK AREA 17'11 x 10'8

WORK AREA 18'4 x 11'3

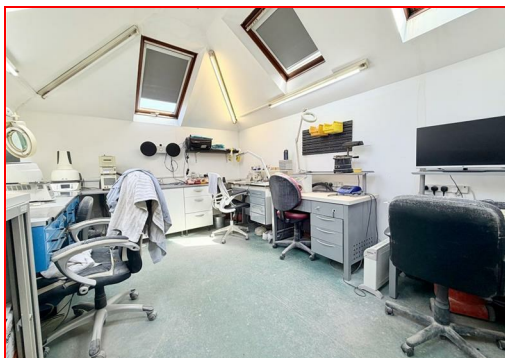
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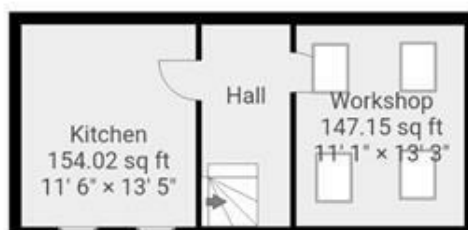
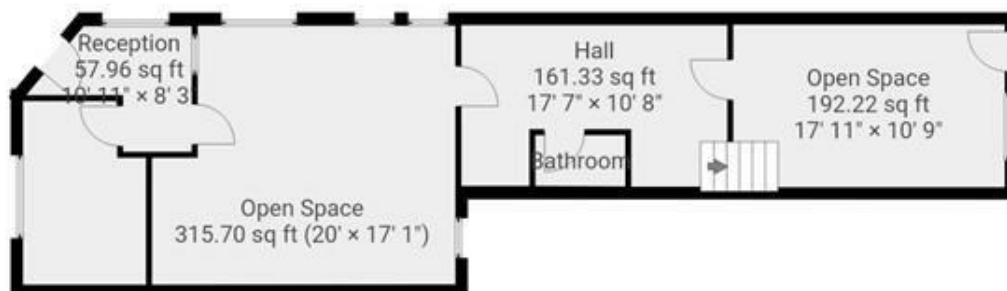
KITCHEN 13'3 x 11'2

WORK SPACE 13'2 x 11'2

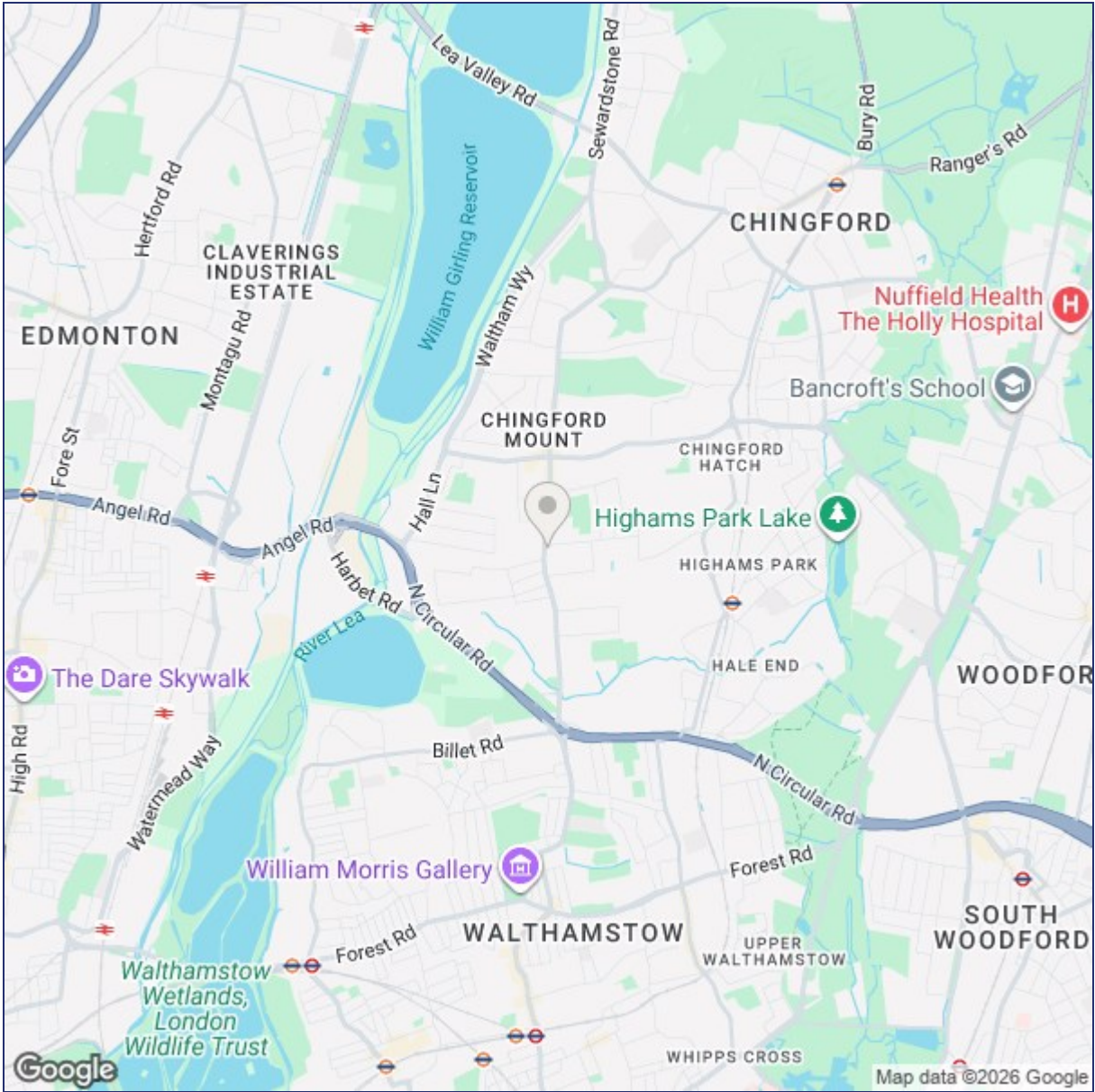
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

(“These details are correct at time of going to press”).

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