

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)

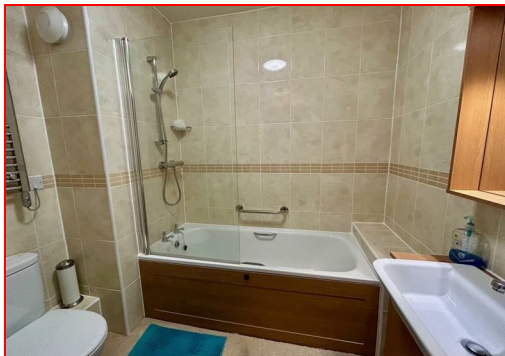


## Hall Lane, E4 8HW



**Asking Price £385,000 Leasehold**





Your New Sanctuary Awaits on Hall Lane, Chingford

Discover effortless living in this beautifully presented second-floor flat, perfectly positioned just moments from Chingford Mount shopping centre. Step inside and be welcomed by generously proportioned interiors — including a bright and spacious reception room, two comfortable bedrooms, a sleek modern bathroom, and a stylish ensuite, all thoughtfully designed for contemporary lifestyles.

But this home offers more than just elegant living space. Become part of a vibrant and friendly community, where you can unwind in the inviting communal lounge, stroll through the tranquil shared garden, or accommodate visiting loved ones in the well-appointed guest suite.

Whether you're searching for a peaceful retreat or a convenient hub with excellent local amenities, this exceptional property delivers the perfect blend of comfort, connection, and charm.

Call now on 0208 524 7444 to arrange your viewing!

Mobile (based on calls indoors)

O2 Good

EE Average

Three Good

Vodafone Good

Broadband (estimated speeds)

Standard 10 mbps

Superfast -

Ultrafast -

Satellite & Cable TV Availability

BT

Sky

Virgin

#### HALL

**LOUNGE 20'2 x 10'1**

**KITCHEN 9' x 8'3**

**BEDROOM 16'1 x 10'8**

**ENSUITE 7'2 x 5'9**

**BEDROOM 16'1 x 7'8**

**BATHROOM 8'3 x 6'9**

#### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

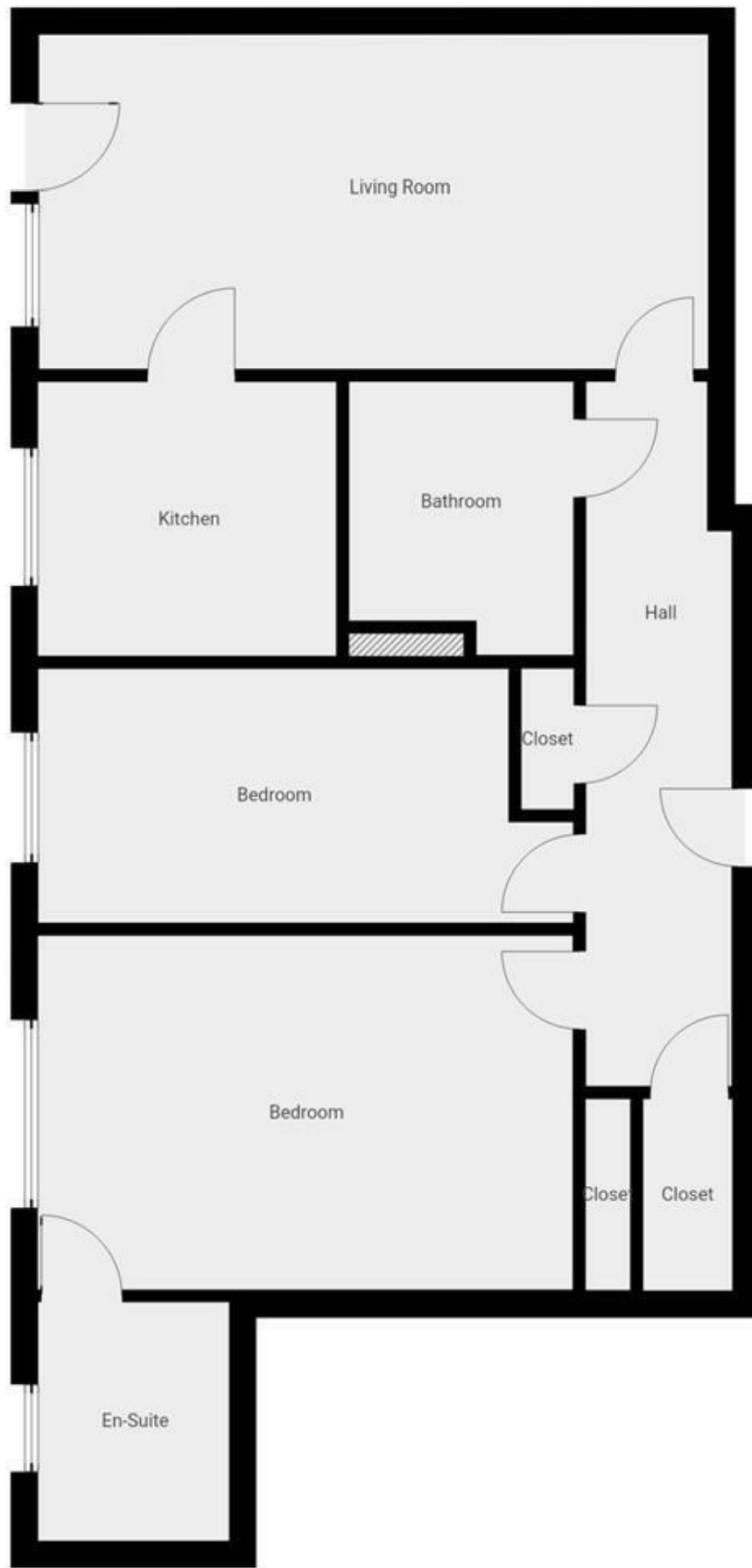
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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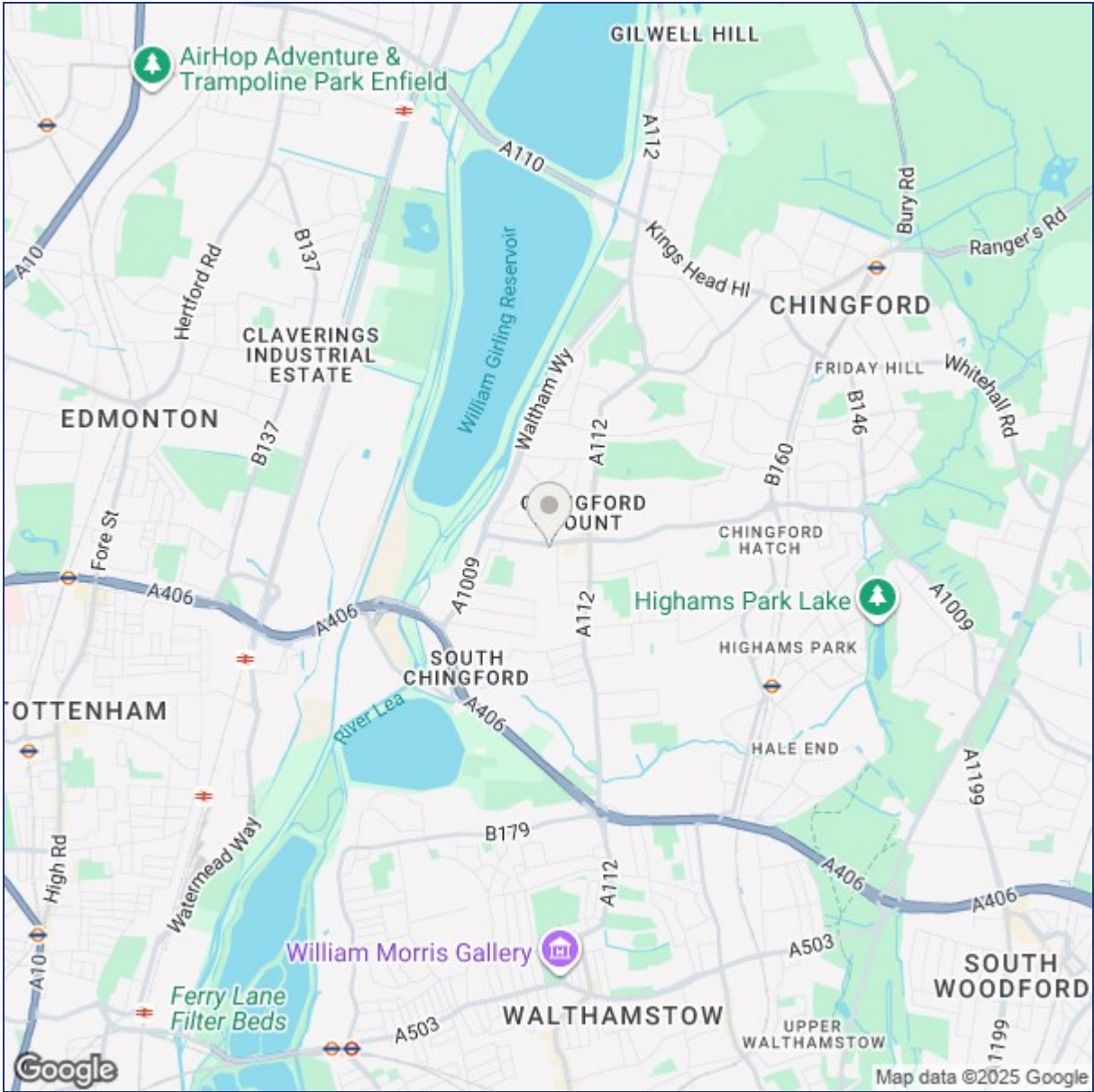
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

