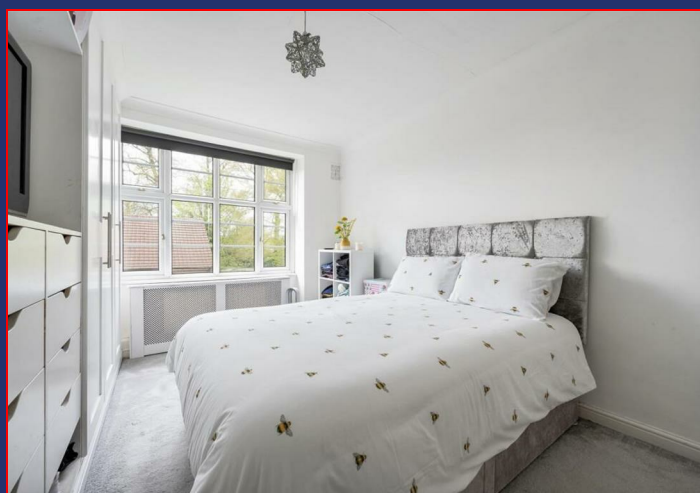


86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
www.kings-group.net



## Whitehall Road, E4 6DZ



**Asking Price £325,000 Leasehold**



Kings Group of Chingford present this two-bedroom second-floor apartment located in the Hatch Lane area of Waltham Forest.

The property offers approximately 738 sq ft of internal accommodation and is accessed via a secure entry system. The entrance hallway provides access to all rooms. The living and dining room includes a bay window and overlooks the communal gardens. The kitchen is arranged in a U-shaped layout with base and eye-level units, work surfaces, tiled splashbacks and space for appliances.

Both bedrooms are doubles. The main bedroom includes fitted wardrobes and shelving, and the second bedroom also benefits from a bay window and views over the communal gardens. The bathroom includes a full-length bath with overhead shower, and there is a separate WC.

The property is set within communal gardens and is located close to local shops, cafés and services. Epping Forest is nearby, providing open green space. Transport links are available via North Chingford Overground Station, with services into central London, as well as local bus routes. Schools are also located within the surrounding area.

To arrange a viewing contact Kings Group today on 0208 524 7444!

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Good  
Vodafone - Average

Broadband (estimated speeds)  
Standard 11 mbps  
Superfast 80 mbps  
Ultrafast -

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 16'6 x 14'4**

**KITCHEN 12'0 x 8'9**

**BEDROOM 13'5 x 10'5**

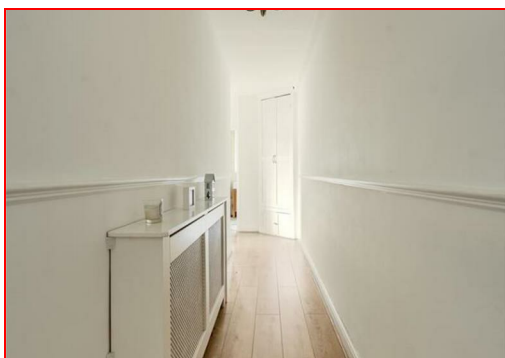
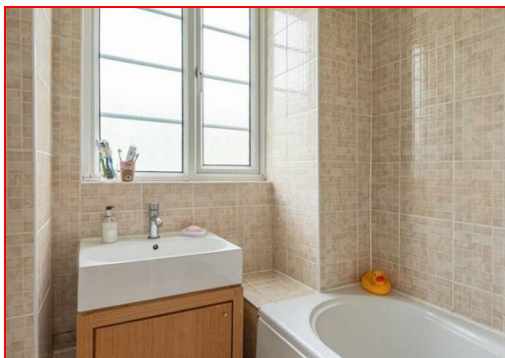
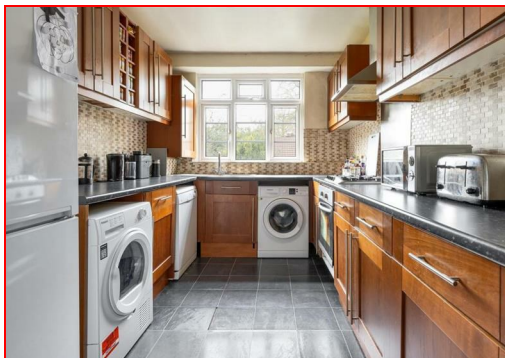
**BEDROOM 11'6 x 7'10**

**BATHROOM**

**W.C**

#### DISCLAIMER

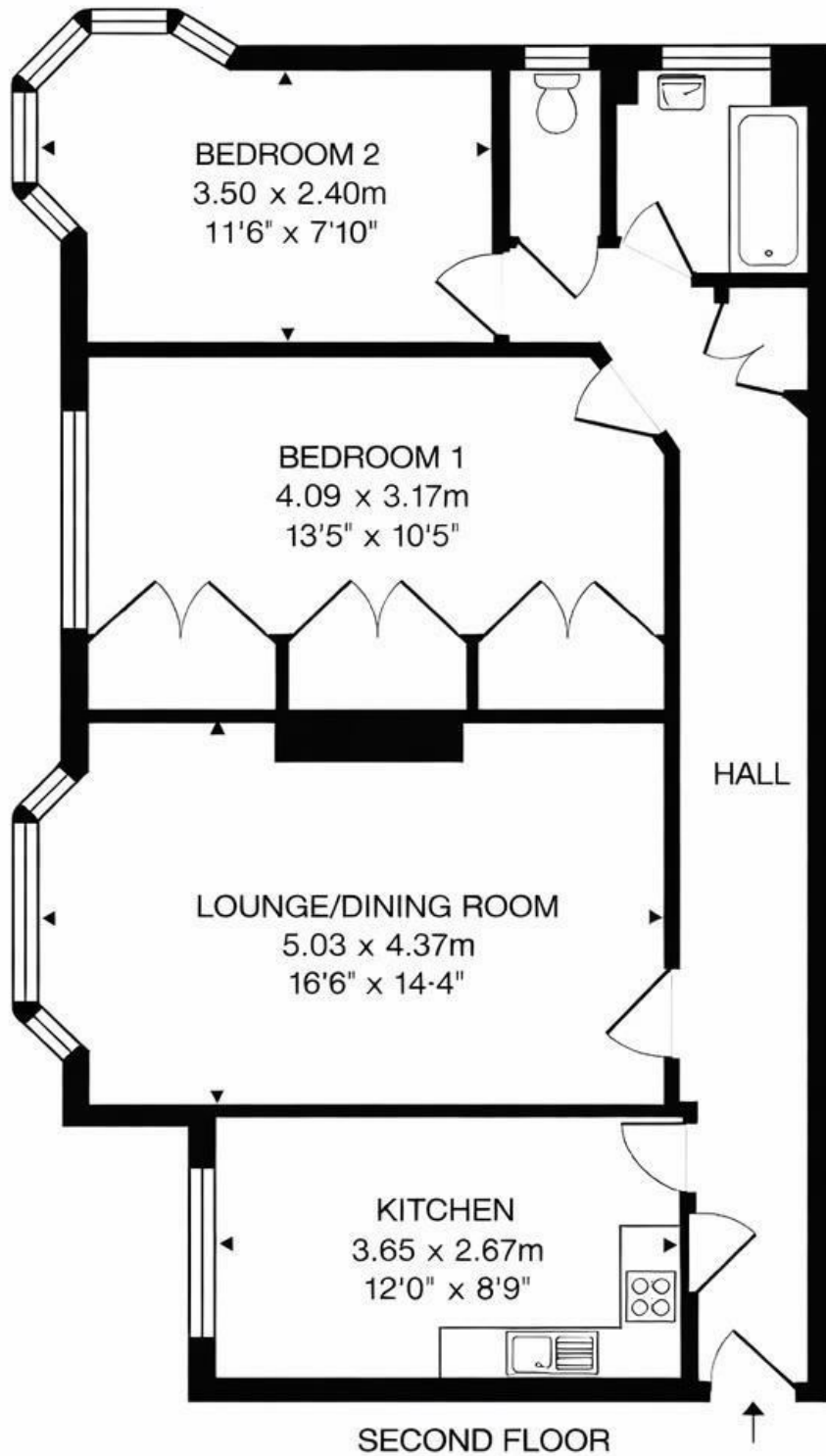
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 WHATSOEVER IN RELATION TO THIS PROPERTY.
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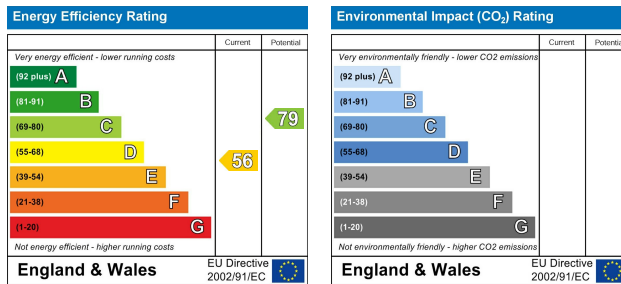
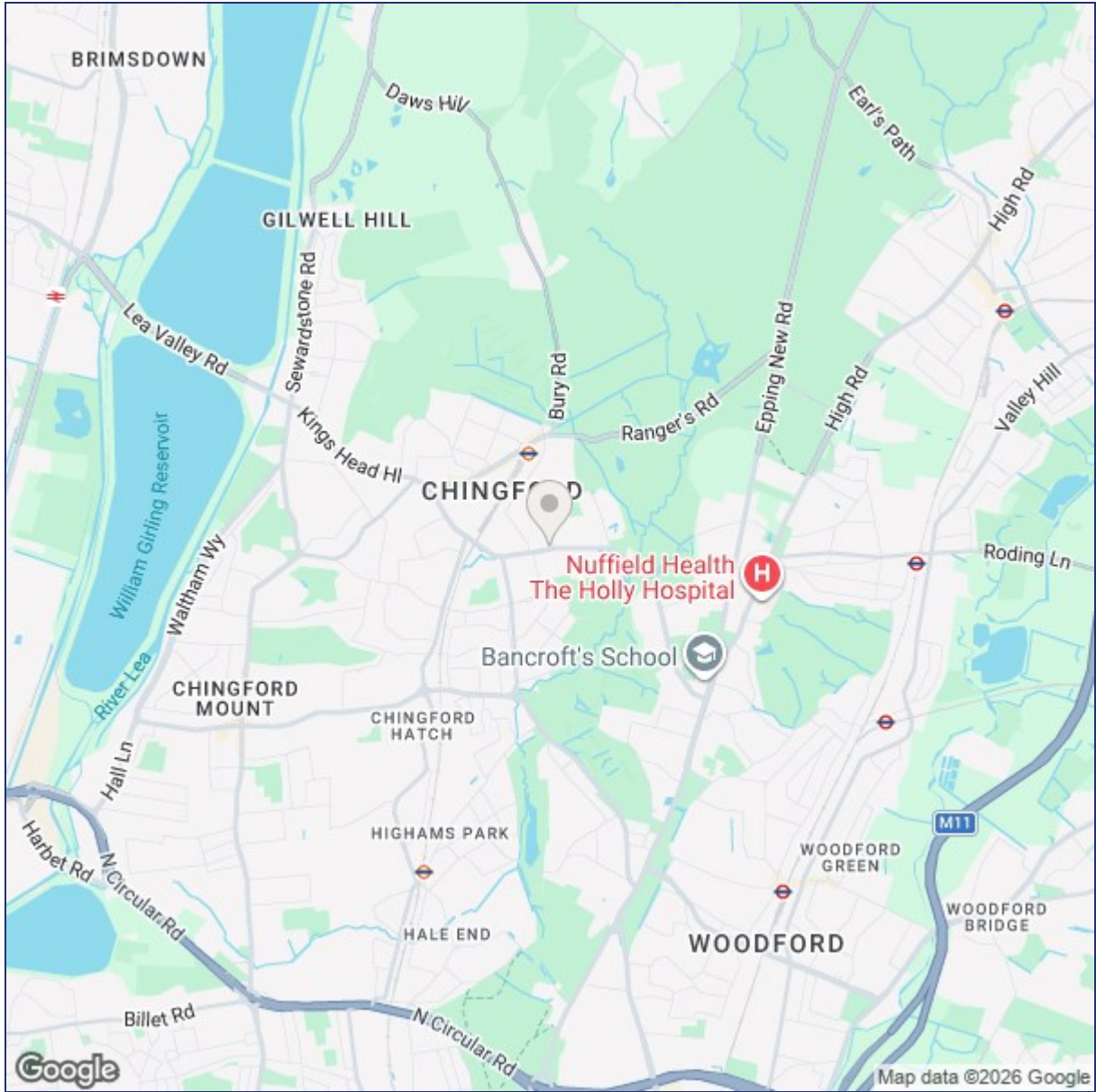
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SECOND FLOOR

Total Area: 68.5 m<sup>2</sup> - ml: 738 ft<sup>2</sup>



("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.

