



**36 Louisa Oakes Close,
Chingford**

**Asking Price
£375,000 Leasehold**

36 Louisa Oakes Close, Chingford

86 Old Church Road, Chingford, E4
8BX

0208 524 7444
www.kings-group.net

- LEASEHOLD (110 YEARS)
- 2 BEDROOM APARTMENT
- EN-SUITE
- ALLOCATED PARKING BAYS
- BIKE SHED
- COMMUNAL GARDENS
- CLOSE TO AMENITIES & TRANSPORT LINKS
- DOUBLE GLAZED & GAS CENTRAL HEATING
- COUNCIL TAX BAND D
- EPC RATING B

EXCELLENTLY PRESENTED – MODERN TWO-BEDROOM PENTHOUSE

Kings are delighted to present this impressive second-floor penthouse apartment, finished to a high standard and offering bright, contemporary living in a sought-after residential development.

The property boasts a stunning open-plan living and dining space, enhanced by high ceilings and an abundance of natural light. The newly fitted kitchen is complete with quality integrated appliances and sleek finishes, making it both stylish and functional. The layout is ideal for entertaining or relaxing in comfort.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. The family bathroom is modern in design, featuring a shower over the bath. Ample built-in storage throughout the apartment adds to its practicality, while the open-plan layout creates an inviting and spacious feel.

Externally, the property benefits from two allocated parking spaces and access to a secure residents' bike shed, providing both convenience and peace of mind.

Located in Louisa Oakes Close, just moments from Chase Lane Park, residents enjoy excellent transport links via the A406 and M11, with regular bus services to Walthamstow, North Chingford and Highams Park. Local shops, restaurants and amenities are within easy reach, making this an ideal home for both convenience and lifestyle.

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

Broadband (estimated speeds)
Standard 14 mbps
Superfast 79 mbps
Ultrafast -

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM 20'11 x 17'11 (6.38m x 5.46m)

KITCHEN 9'9 x 8'10 (2.97m x 2.69m)

BEDROOM 23'6 x 14'3 (7.16m x 4.34m)

EN-SUITE

BEDROOM 14'3 x 8'10 (4.34m x 2.69m)

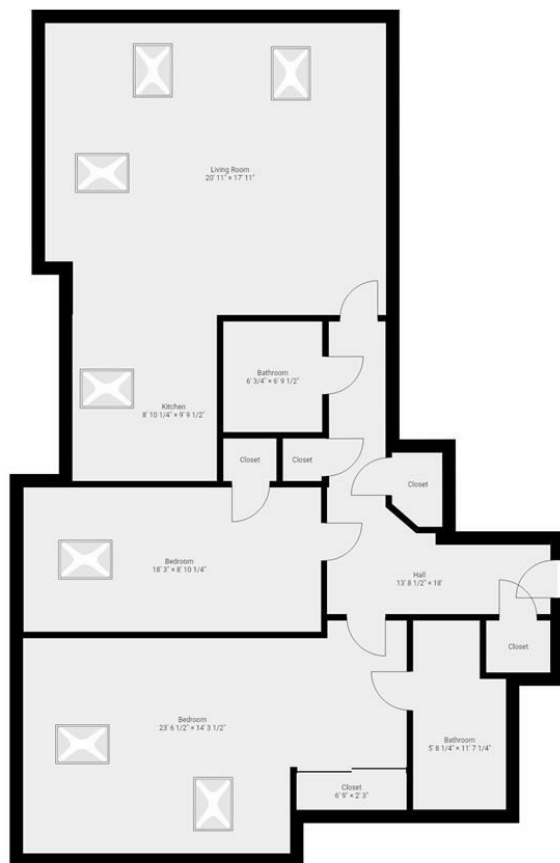
FAMILY BATHROOM

2 ALLOCATED PARKING SPACES

BIKE SHED

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