

86 Old Church Road  
Chingford  
E4 8BX

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



## Ashton Court, Connington Crescent, E4 6LW



**Asking Price £350,000 Leasehold**



Kings Group of Chingford present this two-bedroom, first-floor flat to the market. The property comprises an entrance hallway leading to a living room with ample natural light. The newly fitted kitchen includes base and eye-level units, roll-top work surfaces, and tiled splashbacks. Both bedrooms are doubles, with the master benefiting from a recently installed en-suite. A family bathroom and a balcony complete the accommodation.

The flat is located off Connington Crescent, close to local shops, cafés, and services. Transport links include nearby bus routes and Highams Park and Chingford Overground stations, providing easy access to central London. Several primary and secondary schools are within walking distance, and public open spaces, including Epping Forest, are nearby.

Additional features include allocated parking and double-glazed windows.

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

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

Broadband (estimated speeds)  
Standard 8 mbps  
Superfast -  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

**LIVING ROOM 13'9" x 12'11"**

**KITCHEN 11'1" x 4'10"**

**BEDROOM 14'2" x 7'10"**

**EN-SUITE**

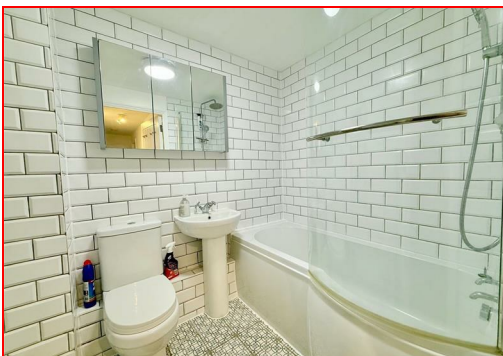
**BEDROOM 10'7" x 7'8"**

**BATHROOM**

**BALCONY**

#### DISCLAIMER

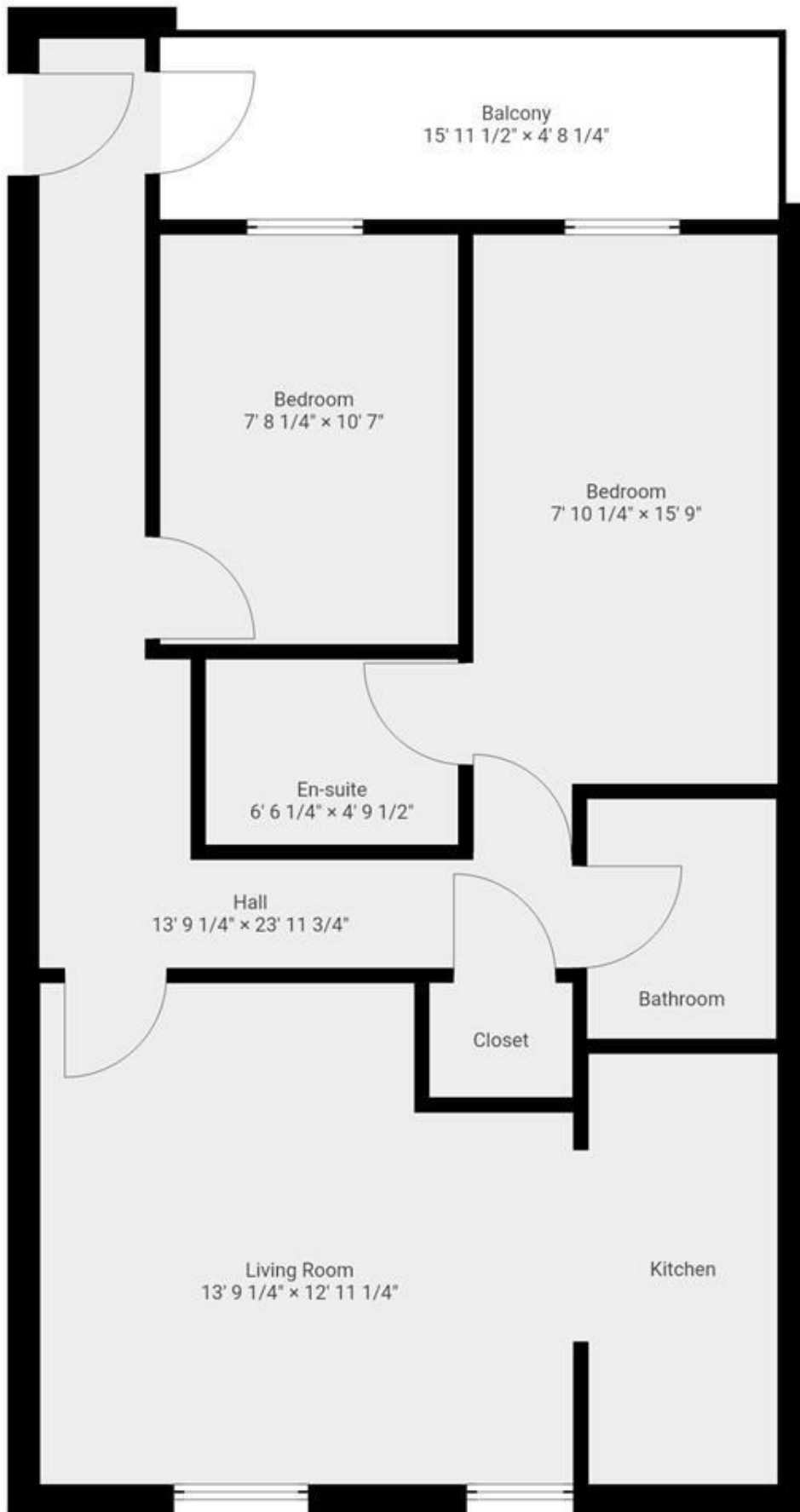
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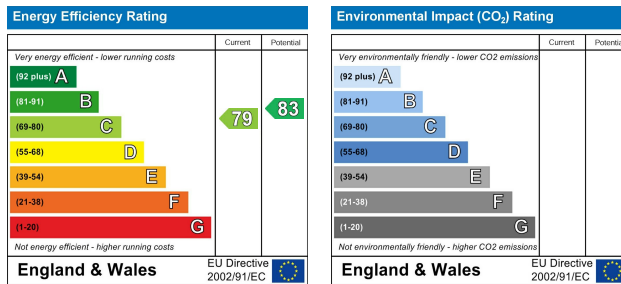
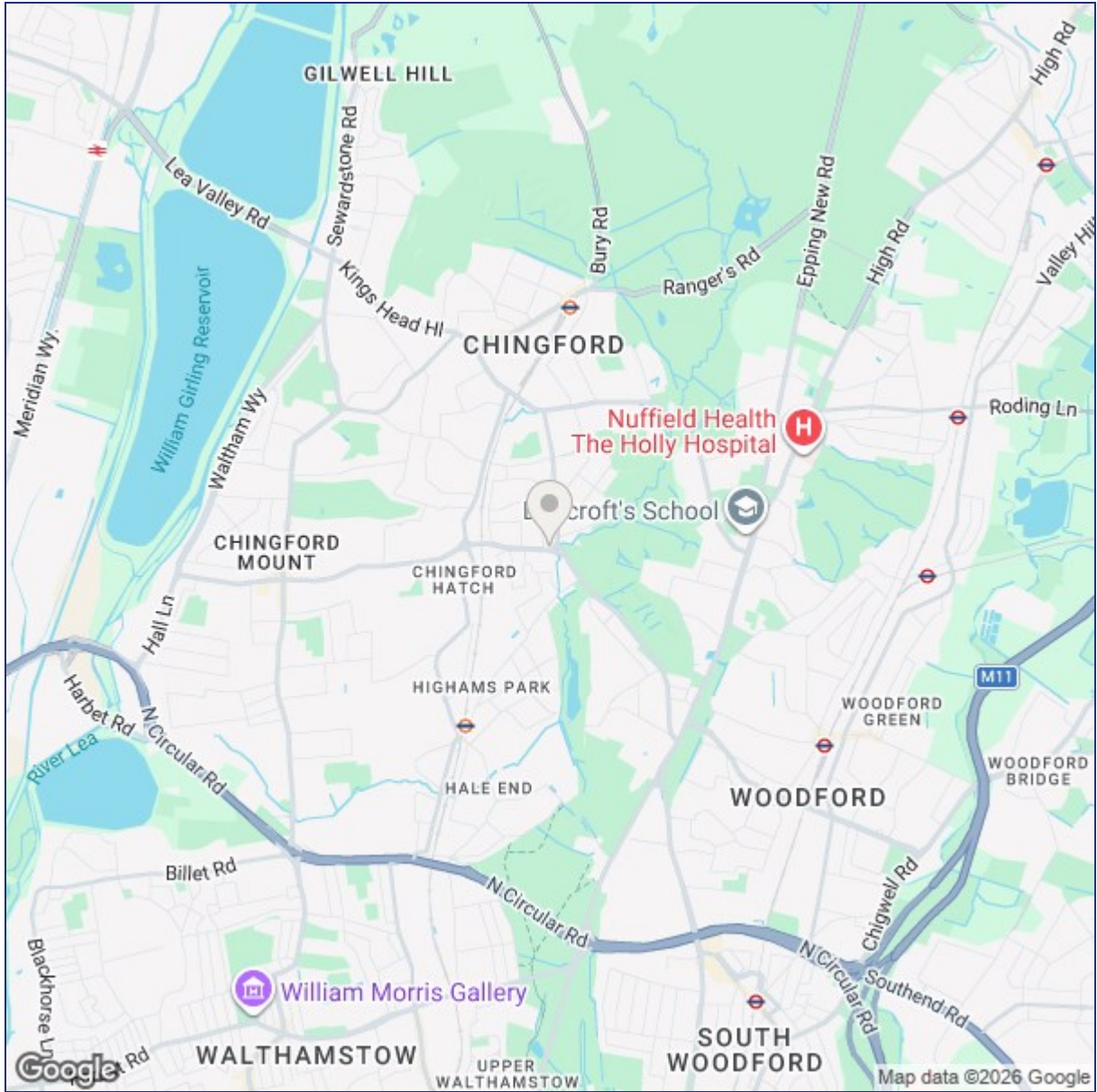
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