

86 Old Church Road
Chingford
E4 8BX

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



Stapleford Close, E4 6XR



Offers In Excess Of £270,000 Leasehold



*** CHAIN FREE ***

Kings Group present this charming maisonette located on Stapleford Close in London. Offering a fantastic opportunity for first-time buyers or those looking to put their own stamp on a home, this property blends comfort with potential.

The maisonette features a generously sized reception room, providing a versatile space ideal for both relaxing and entertaining. The bedroom is well-proportioned, offering a peaceful retreat, while the bathroom is functional and ready for a personal touch—perfect for those looking to tailor their space to their own style.

While the property retains a more traditional interior, it offers an excellent canvas for modernisation and refurbishment to suit contemporary tastes.

The property's true highlights lie in its outdoor and practical features. A private garden with convenient side access offers a tranquil space for gardening or enjoying warm weather. Allocated parking adds further appeal, offering convenience in a sought-after London location.

Additional benefits include gas central heating, double glazing, and a long lease of approximately 157 years, giving the new owner peace of mind and long-term security.

In summary, this maisonette on Stapleford Close presents a great opportunity to modernise and create a home tailored to your tastes. With its private garden, allocated parking, and excellent potential, this is a property well worth viewing.

Call Kings Group today on 0208 524 7444 to arrange your viewing.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 14 mbps

Superfast 42 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 15'3 x 14'8

KITCHEN 9'9 x 9'3

BEDROOM 12'10 x 10'4

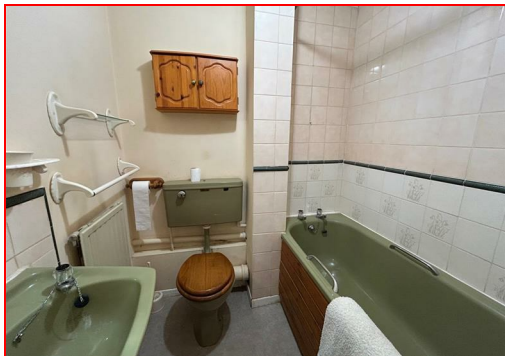
BATHROOM 5'4 x 4'

CUPBOARD

ALLOCATED PARKING

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.

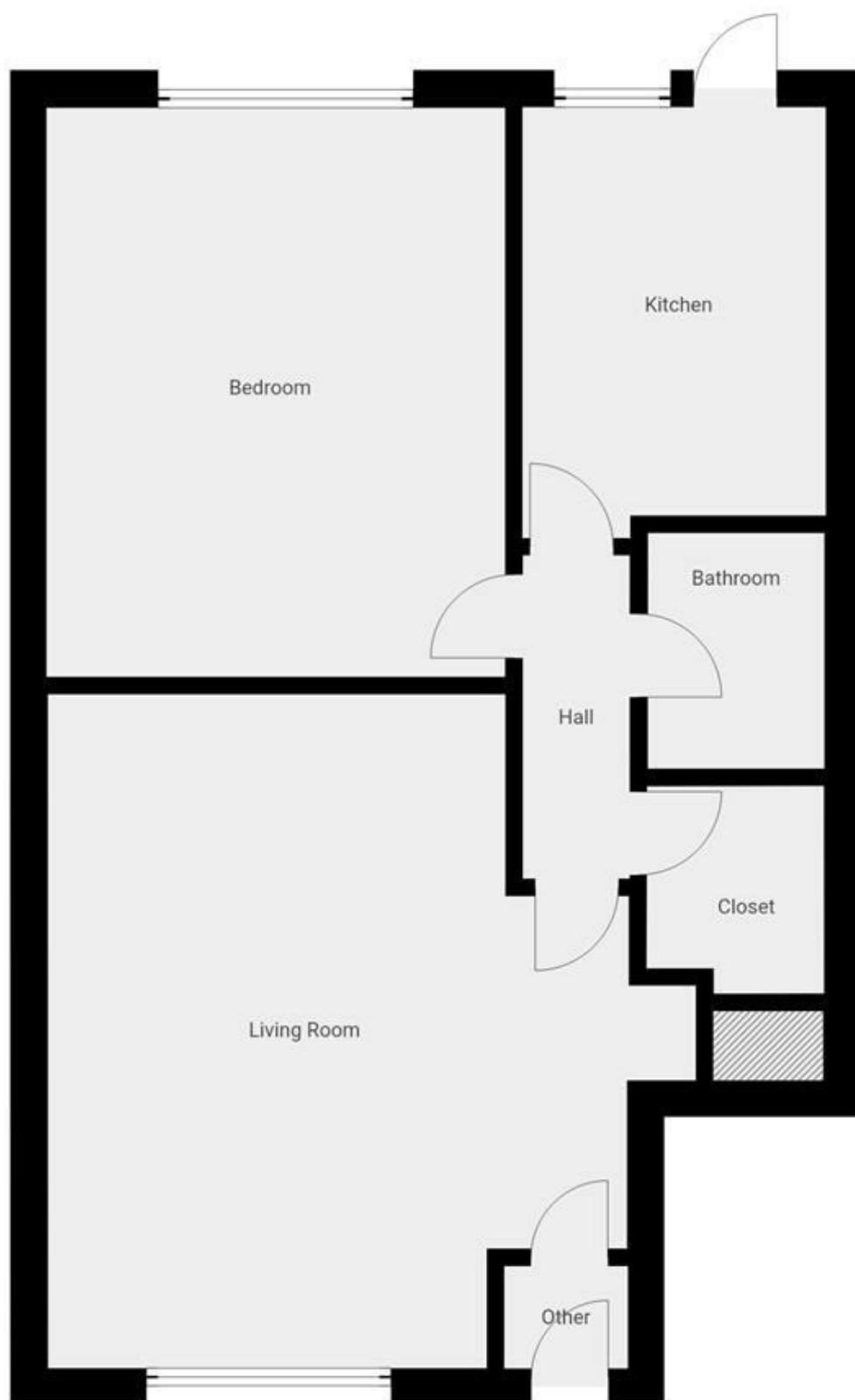


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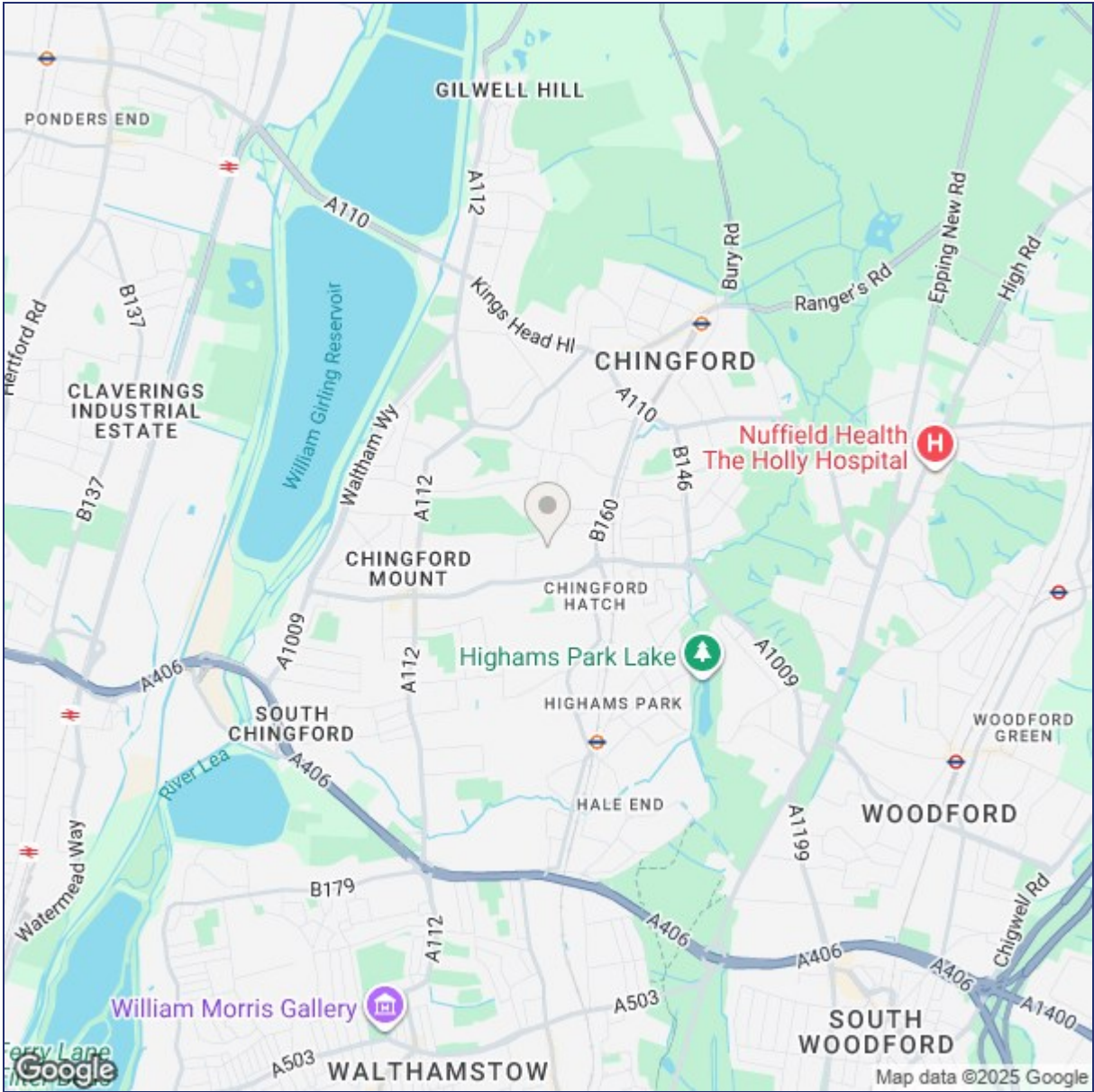
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
70		73			
England & Wales		EU Directive 2002/91/EC	England & Wales		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.

