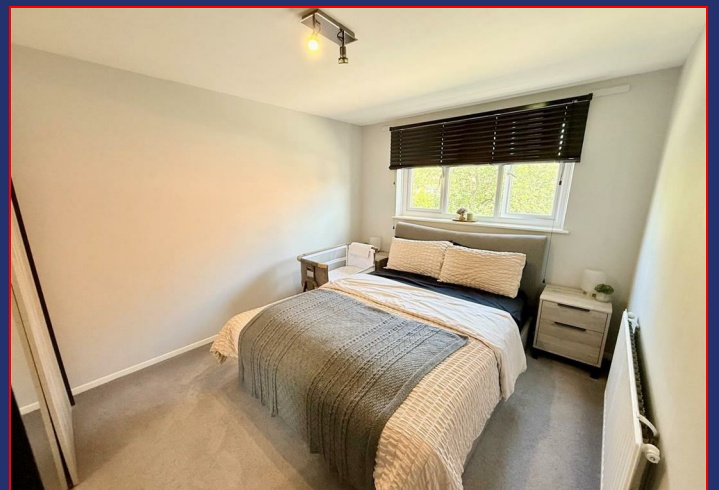


86 Old Church Road
Chingford
E4 8BX

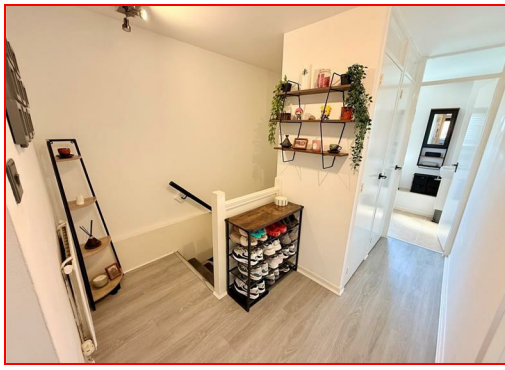
T: 0208 524 7444
www.kings-group.net



Navestock Close, E4 6XN



Offers In Excess Of £280,000 Leasehold



Kings Group of Chingford present this well-maintained 1-bedroom first floor maisonette to the market. The property consists of an entrance hallway, first-floor landing with useful storage cupboards, a spacious living room, kitchen with base and eye-level units, roll-top work surfaces and tiled splash backs, a generously sized bedroom with ample space for wardrobes, and a partially tiled family bathroom fitted with a white three-piece suite. Further benefits include allocated parking, gas central heating, and double glazing throughout.

Situated in a quiet residential cul-de-sac in Chingford, Navestock Close offers a fantastic balance of peace and convenience. The property is ideally located within easy reach of local shops, supermarkets, cafés, and everyday amenities, while excellent transport links via London Overground from Chingford Station provide direct access into London. Nature lovers will also appreciate the close proximity to Epping Forest and nearby green spaces, making this an ideal location for first-time buyers or investors alike.

HALL

LIVING ROOM 14' x 9'4

KITCHEN 11'11 x 8'6

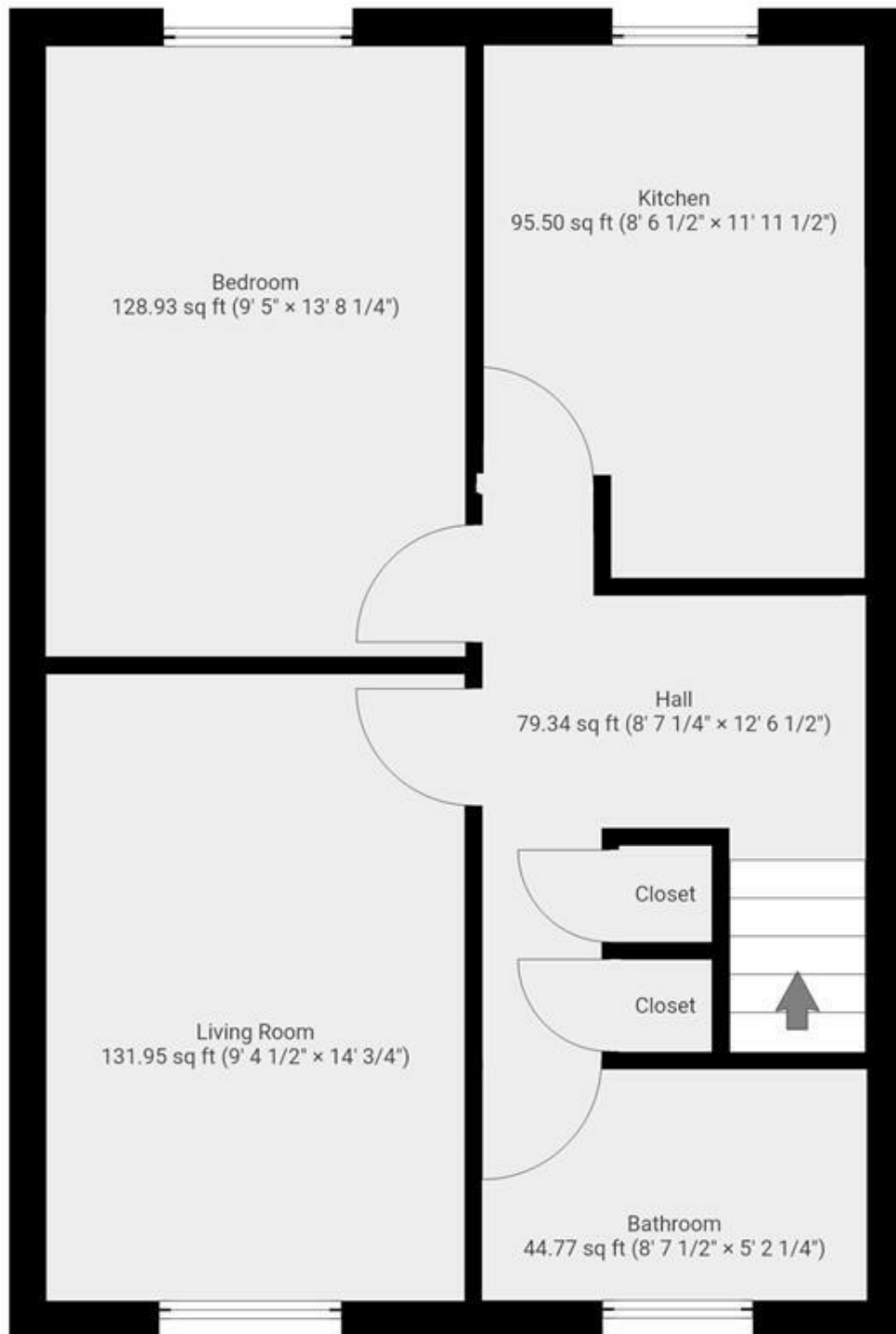
BEDROOM 13'8 x 9'5

BATHROOM 8'7 x 5'2

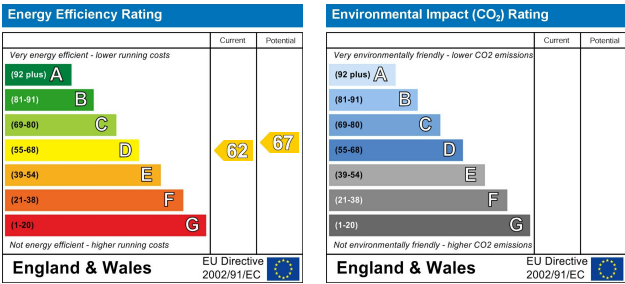
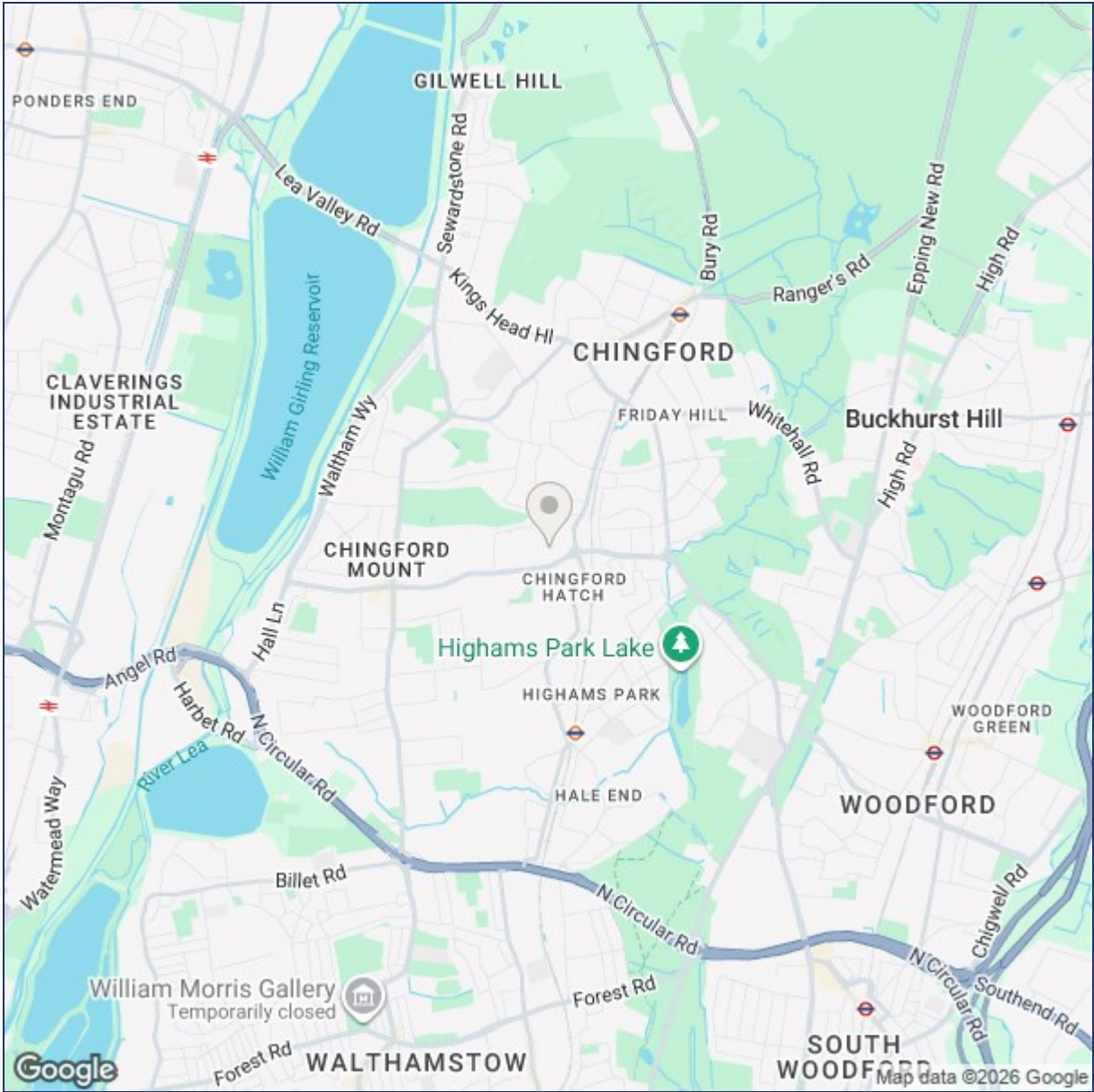
DISCLAIMER

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.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("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.

