

86 Old Church Road
Chingford
E4 8BX

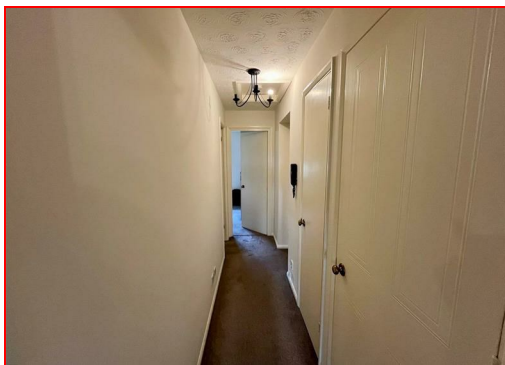
T: 0208 524 7444
www.kings-group.net



Beaufort Close, E4 9XF



Guide Price £215,000 Leasehold



GUIDE PRICE - £215,000 - £230,000

Kings Group Chingford is pleased to present this one-bedroom first floor flat in Beaufort Close, Chingford, E4.

This home is a good option for first-time buyers or professionals. It is close to Chingford and Highams Park Stations, with direct Overground trains to London Liverpool Street.

The flat is in a quiet residential area, near shops, supermarkets, cafés, and local parks. Epping Forest and Highams Park Lake are also nearby for walking or outdoor activities.

Inside the Property

The flat is reached through a secure entry system. Stairs lead to the first floor. Inside, the hallway includes built-in storage.

The living room is bright and connects to the kitchen through an open archway. The kitchen has wall and base units, worktops and tiled splashbacks.

The bedroom is a double and has a built-in wardrobe. The bathroom includes a full suite with a bathtub.

Outside, the flat has access to shared green space and comes with one allocated parking space.

Location

Beaufort Close is a well-located development close to both Chingford and Highams Park. The area has good transport links and access to local schools, parks, and services.

To book a viewing, contact Kings Group Chingford - 0208 524 7444.

Lease remaining: 89 years

Lease: 100 years from and including 25 February 2015

Ground Rent: £776 per annum

Service Charge: £1,755 per annum

Council Tax Band: B

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Good

Vodafone - Good

Broadband (estimated speeds)

Standard 12 mbps

Superfast -

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

HALL

LIVING ROOM 15'11 x 9'5

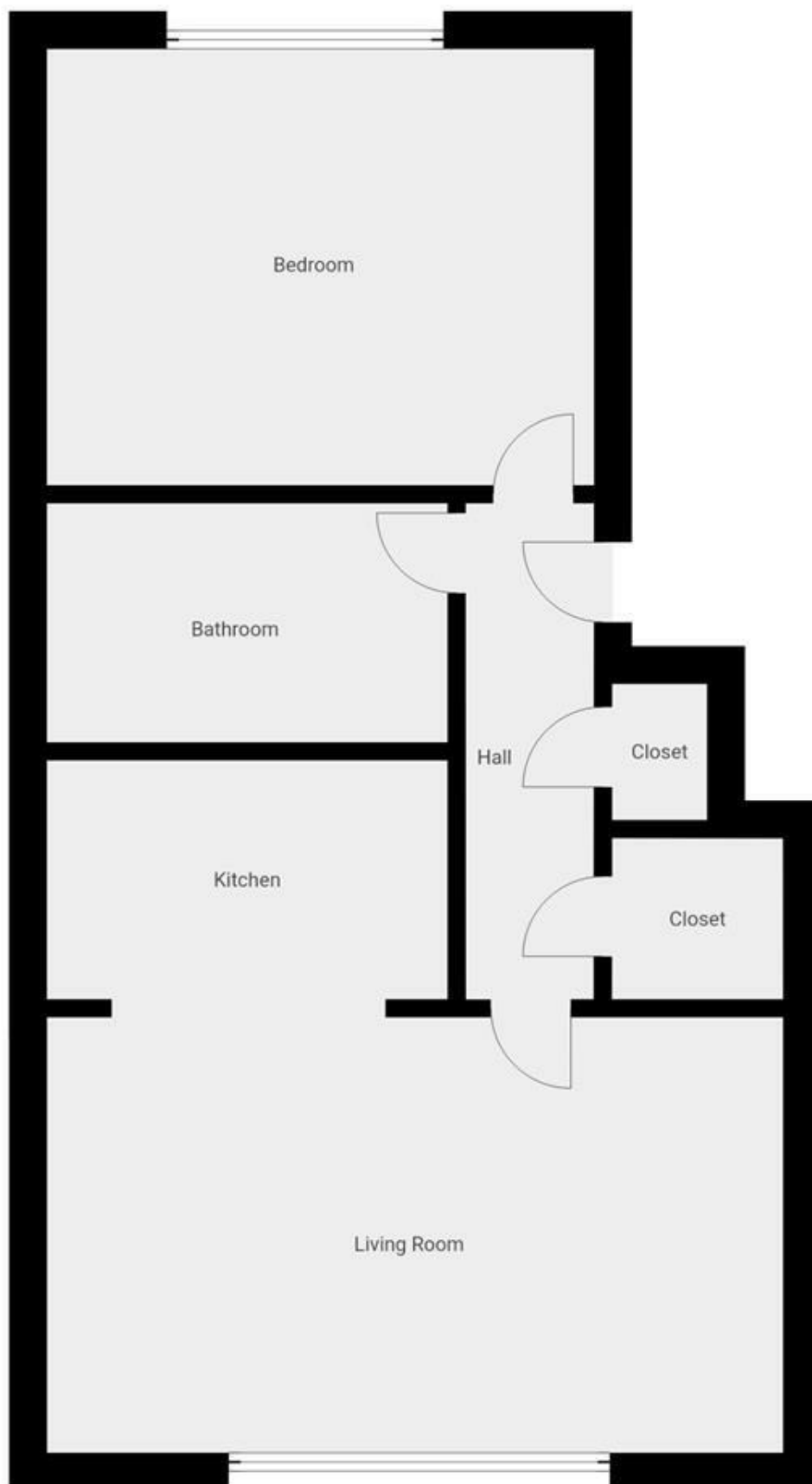
KITCHEN 8'8 x 5'8

BEDROOM 11'10 x 9'5

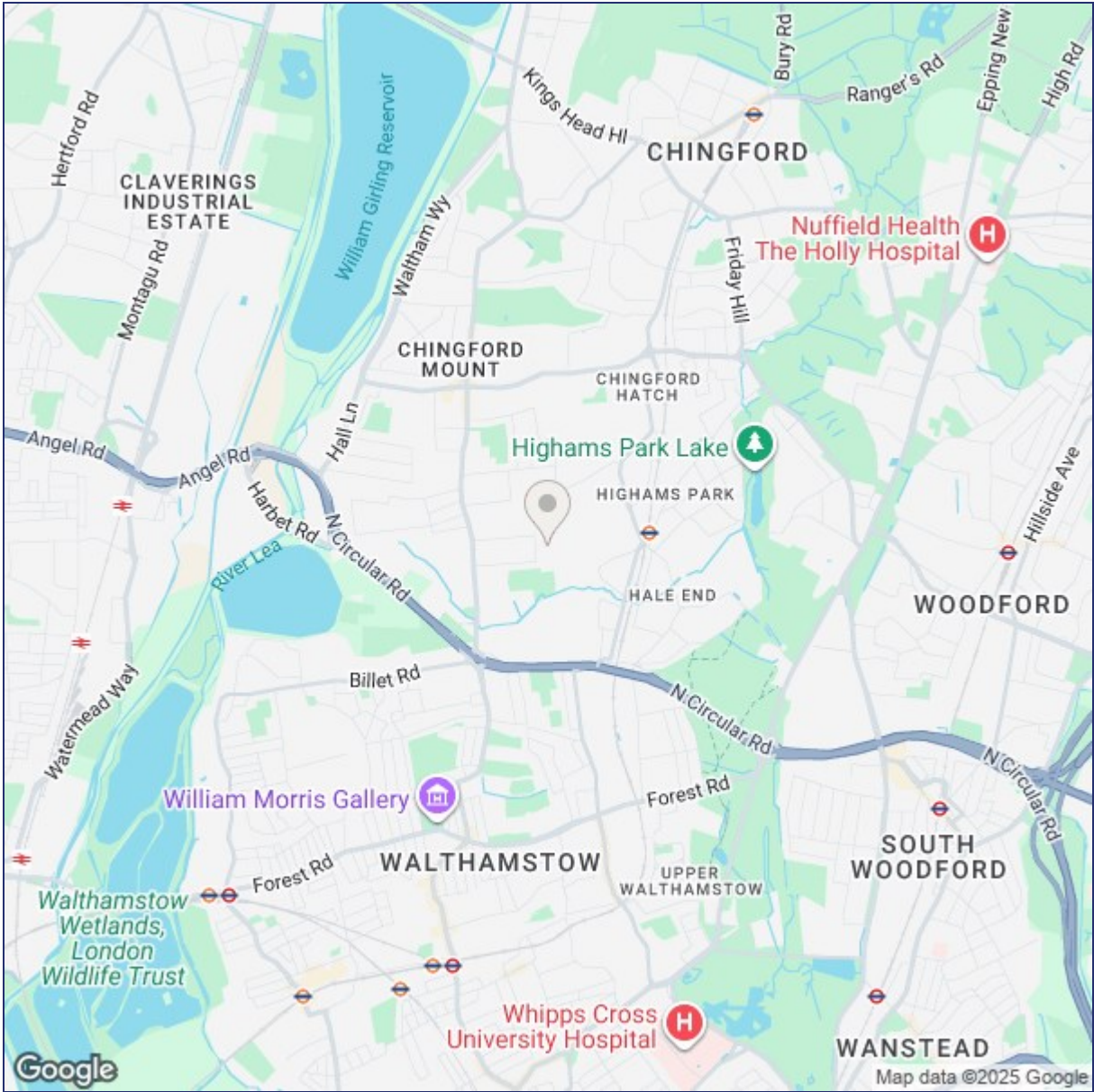
BATHROOM 8'8 x 5'8

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.



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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	69

("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.

