

86 Old Church Road  
Chingford  
E4 8BX

T: 0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)



## Westward Road, E4 8QJ



**Guide Price £335,000 Leasehold**





\*\*\*CHAIN FREE\*\*\*

Kings of Chingford are delighted to offer to the market as exclusive agents this well presented, recently refurbished, one bedroom ground floor conversion maisonette.

Situated on the ever sought after Westward Road, a peaceful residential road in the heart of south Chingford and only a short walk to Chingford Mount, offering easy access to Walthamstow & Highams Park station as well as the A406.

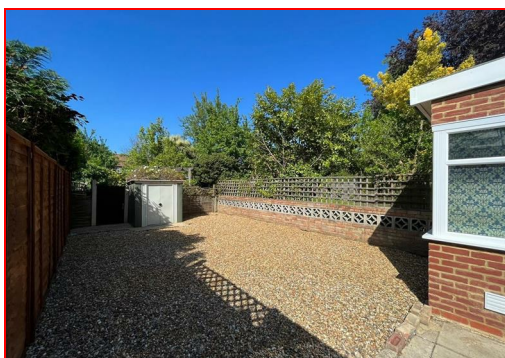


The residence itself is comprised of a capacious double bedroom with ample fitted wardrobes. The lounge is bright & airy and provides the perfect space to entertain or spend cozy evenings in front of the television. The kitchen consists of light wood base & eye level units, black work tops and tiled splash backs. You will also benefit from integrated appliances. The current owner has transformed the lean-to into a utility space which leads to your very own, low maintenance garden.

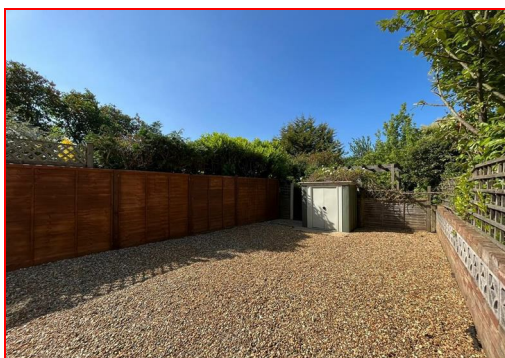
This wonderful property also benefits from off street parking in the form of a driveway to the front.

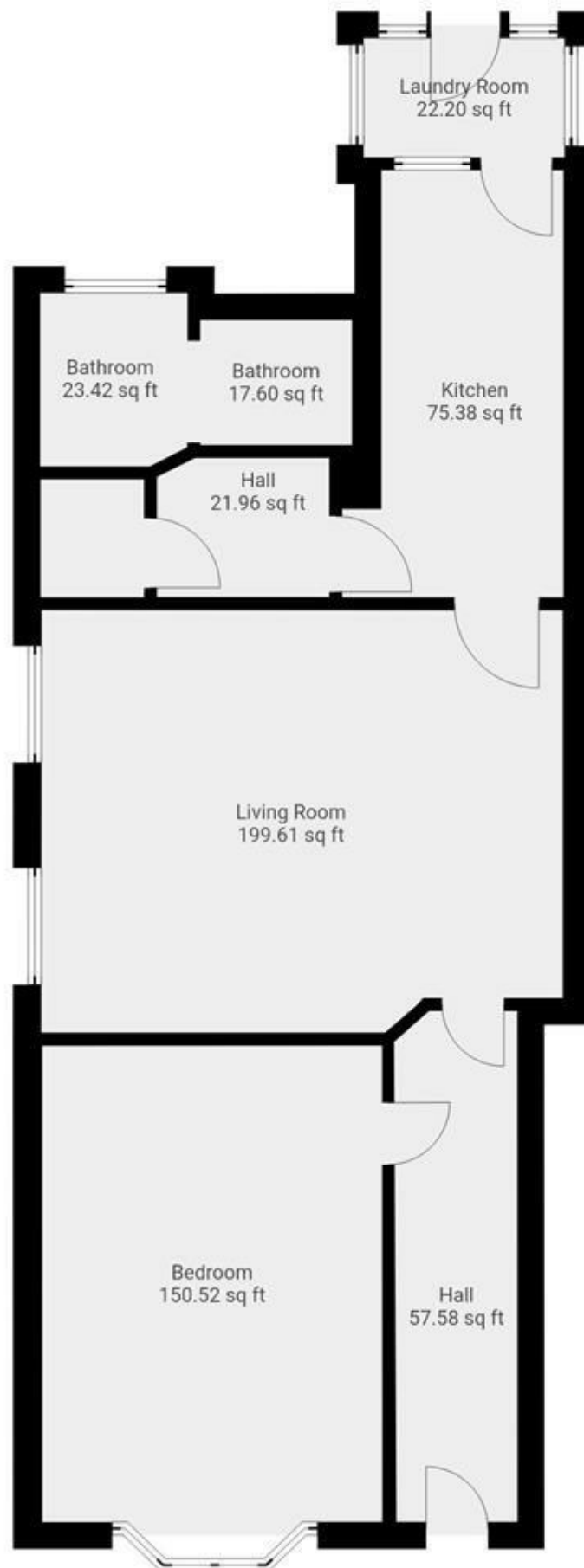


Well suited to first time buyers or those of you looking to downsize this lovely home really must be seen to be fully appreciated. Call our office now to arrange your viewing and avoid disappointment.



EPC Rating- TBC  
Council Tax Band - C  
Tenure - Leasehold - Lease Remaining 81 years -  
Ground Rent - £200 pa.



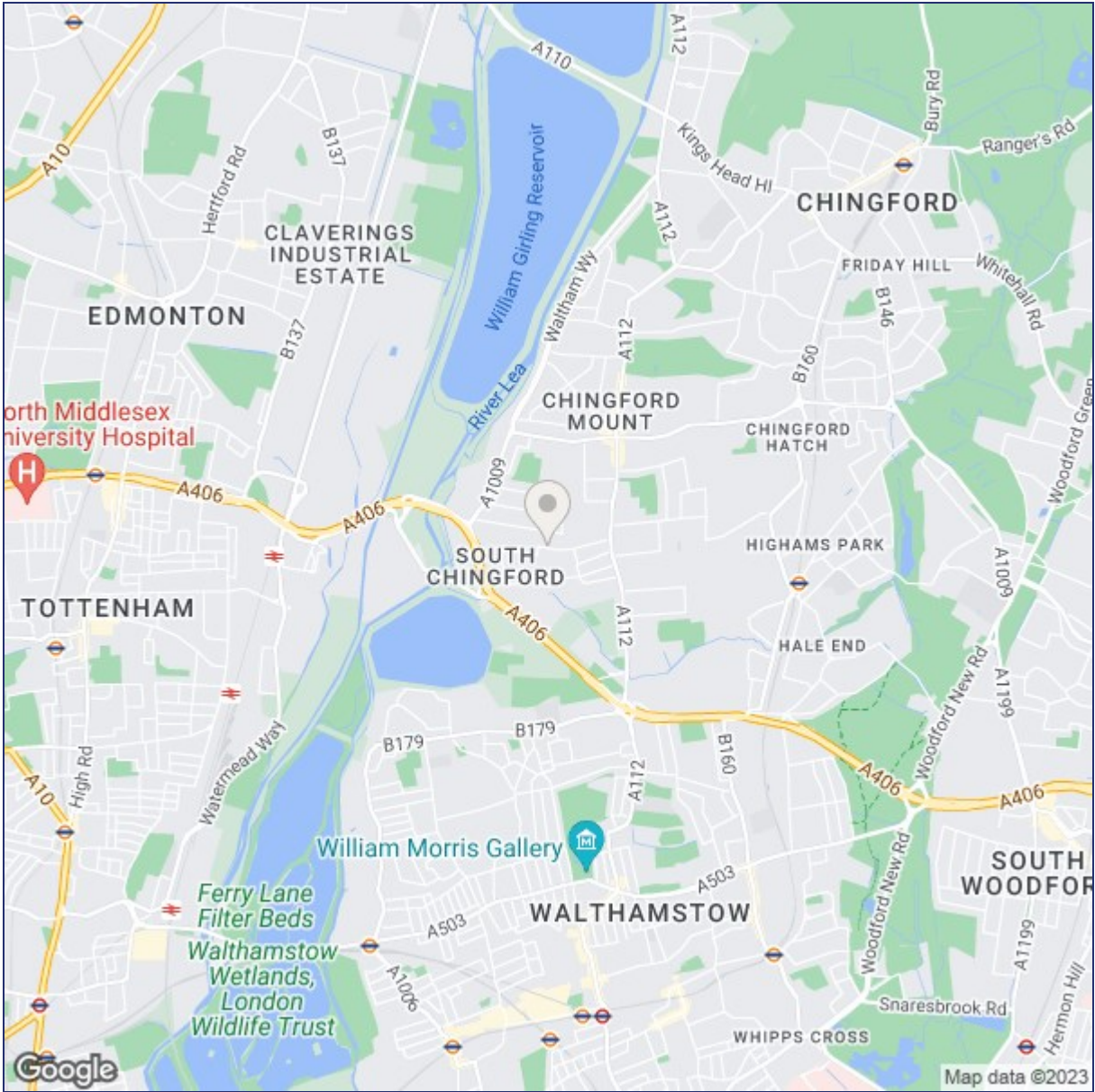


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) 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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

