

86 Old Church Road  
Chingford  
E4 8BX

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



## Redwood Gardens, E4 7NZ



**Offers In Excess Of £275,000 Leasehold**



Kings Group of Chingford are delighted to offer to the market this well located two bedroom purpose built ground floor apartment. Boasting great transport links with easy access to North Chingford station and the A406.

The property is comprised of a generous double bedroom with built in storage, a spacious single with ample space for freestanding storage, a bright and airy reception room with lots of space for a dining space and a fully fitted kitchen, completed with white base and eye level units, tiled splash backs and roll top work surfaces.

This property also includes an allocated parking space.

Ideal for first time buyers or those of you looking to downsize. Call our Chingford office now to arrange your viewing and avoid disappointment.

Mobile (based on calls indoors)

O2 Good  
EE Good  
Three Good  
Vodafone Good

Broadband (estimated speeds)

Standard 16 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT  
Sky  
Virgin

**RECEPTION ROOM 16'04 x 13'02**

**KITCHEN 10'11 x 6'00**

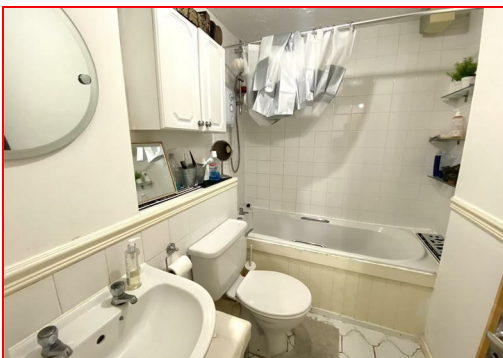
**BEDROOM ONE 13'01 x 8'11**

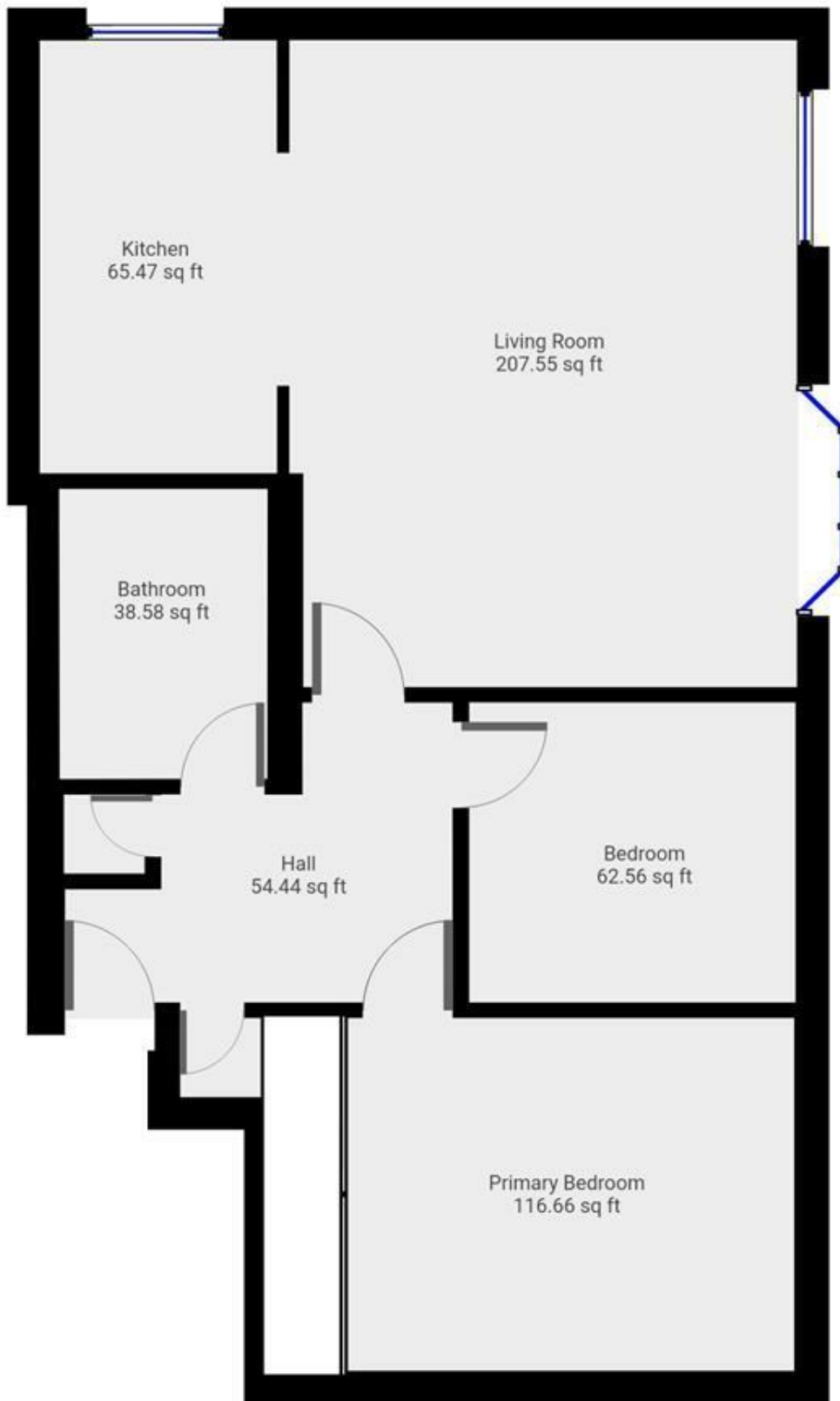
**BEDROOM TWO 8'03 x 7'07**

**BATHROOM 7'04 x 5'03**

**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.



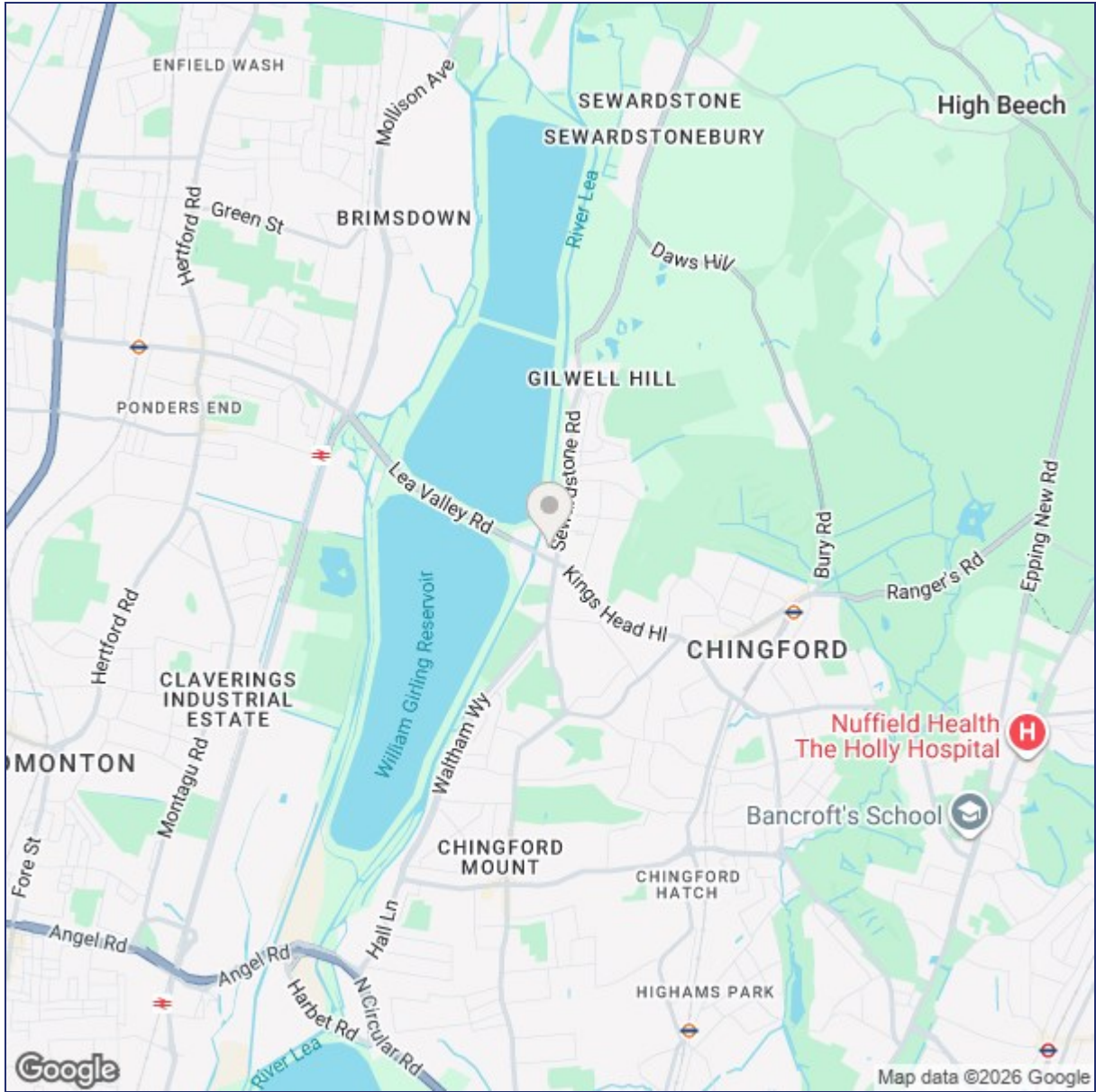


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		69	
		77	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

