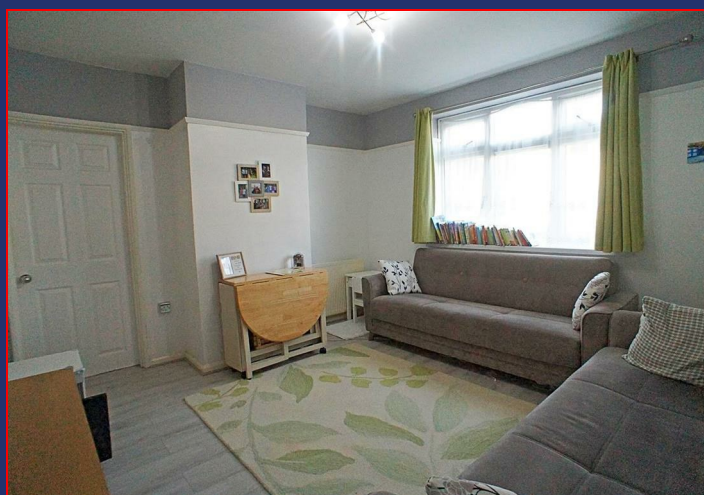


86 Old Church Road
Chingford
E4 8BX

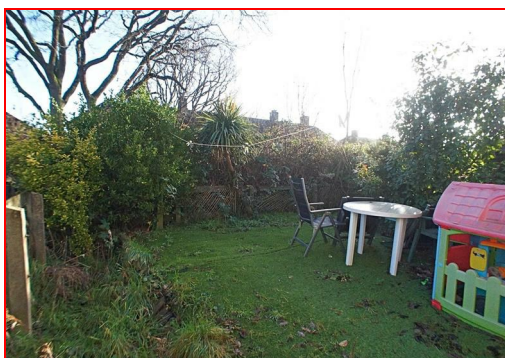
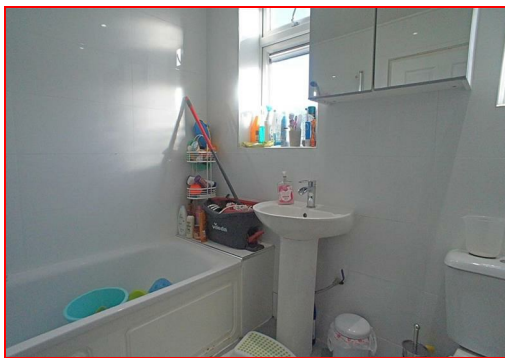
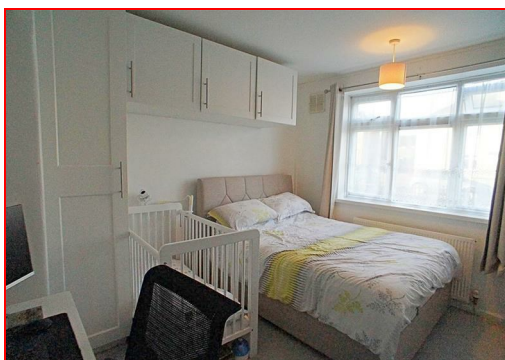
T: 0208 524 7444
www.kings-group.net



Otterbourne Road, E4 6LL



Guide Price £285,000 Leasehold



CHAIN FREE

Kings of Chingford are delighted to offer to the market this well presented one bedroom ground floor apartment.

The residence is comprised of a generous double bedroom with fitted storage and further space for a home office or dressing table. The lounge/diner is bright and airy and the ideal spot for entertaining. The kitchen has been finished with white base & eye level units, roll top work surfaces, tiled splash backs and integrated oven and hob. The fully tiled bathroom has been completed with a modern white three piece suite.

This lovely property has the wonderful addition of its own private garden space.

Located just a short walk from Chingford Hatch and all the amenities its parade of shops have to offer. Also just a short distance from Highams Park station and Chingford Mount, boasting good transport links.

This property is well suited to first time buyers and investors.

Call our office now to arrange your viewing and avoid disappointment.

EPC RATING - C.

COUNCIL TAX BAND - B.

TENURE - LEASEHOLD -LEASE TERM 125 YEARS FROM MARCH 1999. LEASE REMAINING 101 YEARS.

CHARGES - GROUND RENT - £10 per annum. SERVICE CHARGE - Approx - £640 per annum.

BEDROOM 11'3 x 10'6

KITCHEN 11'6 x 6'6

LOUNGE/DINER 12'4 x 11'9

BATHROOM 7'00 x 5'10

GROUND FLOOR
400 sq.ft. (37.1 sq.m.) approx.

