



Hall Lane, E4 8EU
London

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GROUP



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This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Kings Group Chingford present this 1 bedroom ground floor maisonette to the market. Consisting of an entrance hallway, living room with fireplace and patio door leading to the garden at the rear of the property, kitchen with base & eye level units, roll top work surfaces and tiled splashbacks, a double bedroom with bay window and the bathroom.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Good

Vodafone - Good

Broadband (estimated speeds)

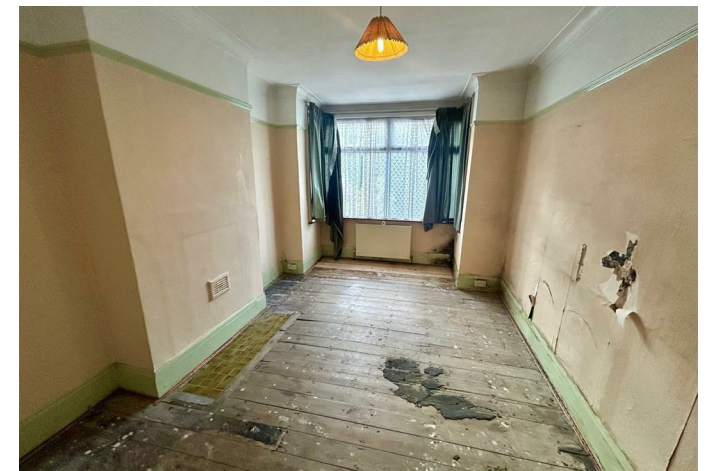
Standard 9 mbps

Superfast 76 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

Asking Price £225,000



- LEASEHOLD (56 YEARS)
- PROJECT
- REAR GARDEN
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

- GROUND FLOOR MAISONETTE
- 1 BEDROOM
- MARKETED SUBJECT TO OBTAINING THE GRANT OF PROBATE
- COUNCIL TAX BAND B

HALL

LIVING ROOM 17'4 x 10'10 (5.28m x 3.30m)

KITCHEN 7'4 x 6'8 (2.24m x 2.03m)

BEDROOM 15'4 x 10'11 (4.67m x 3.33m)

BATHROOM 9'6 x 4'9 (2.90m x 1.45m)

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.



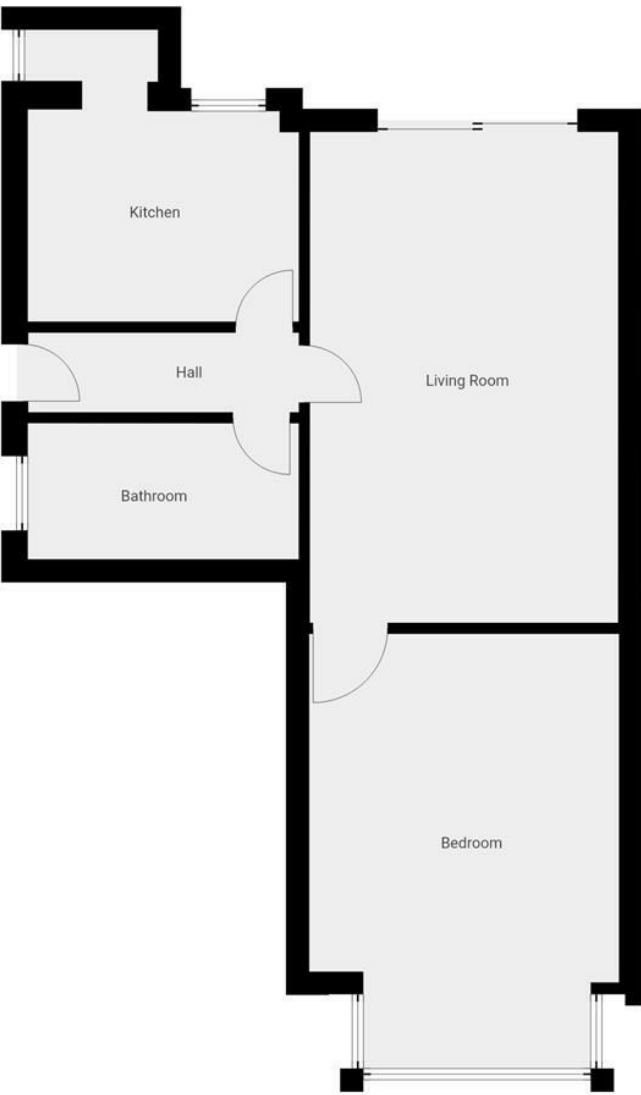
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC



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. Note: These details are correct at time of going to press.

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