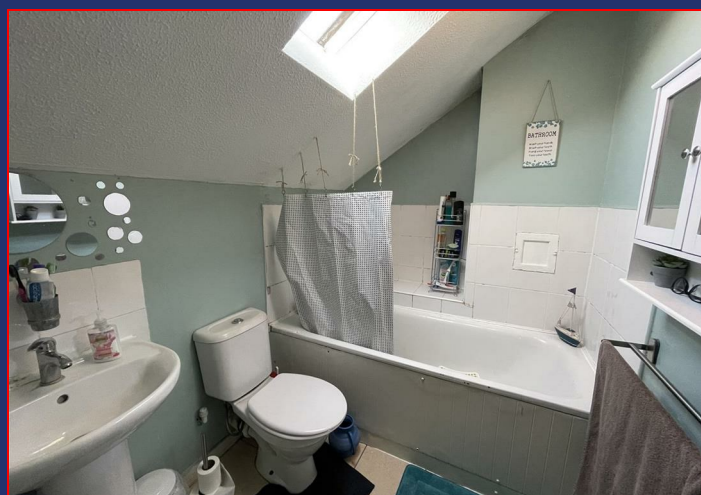


86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
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Westward Road, E4 8TP



Offers In Excess Of £210,000 Leasehold

*****1 BEDROOM APARTMENT*****

*****BEING SOLD WITH AN EXTENDED LEASE*****

Kings of Chingford are delighted to offer to the market this well presented 1 bedroom purpose built top floor apartment, located off of Hall Lane adjacent to the A406. The property boasts gas central heating, part double glazing, double bedroom, lounge, kitchen and bathroom. Externally there is off street parking.

Call now to arrange your viewing and avoid disappointment.

Entrance Hall

Communal hallway to top floor.

Hallway

Radiator, loft hatch, entry phone and storage cupboard.

Lounge 16'2" x 14'0"

Double glazed window to front aspect, TV point, double radiator and door to kitchen.

Kitchen 8'0" x 7'3"

Window to side aspect, wall & base units with roll top work surfaces, stainless steel sink unit & drainer, integrated gas hob & oven, space for fridge/ freezer, plumbing for washing machine and wall mounted Glow-Worm boiler.

Bedroom One 14'0" x 11'0"

Double glazed window to rear aspect, radiator, built in wardrobes to 1 x wall and storage cupboard to wall.

Bathroom 7'0" x 5'8"

Skylight window to rear aspect, low level flush w.c, pedestal wash hand basin, panel enclosed bath, radiator, electric shavers point.

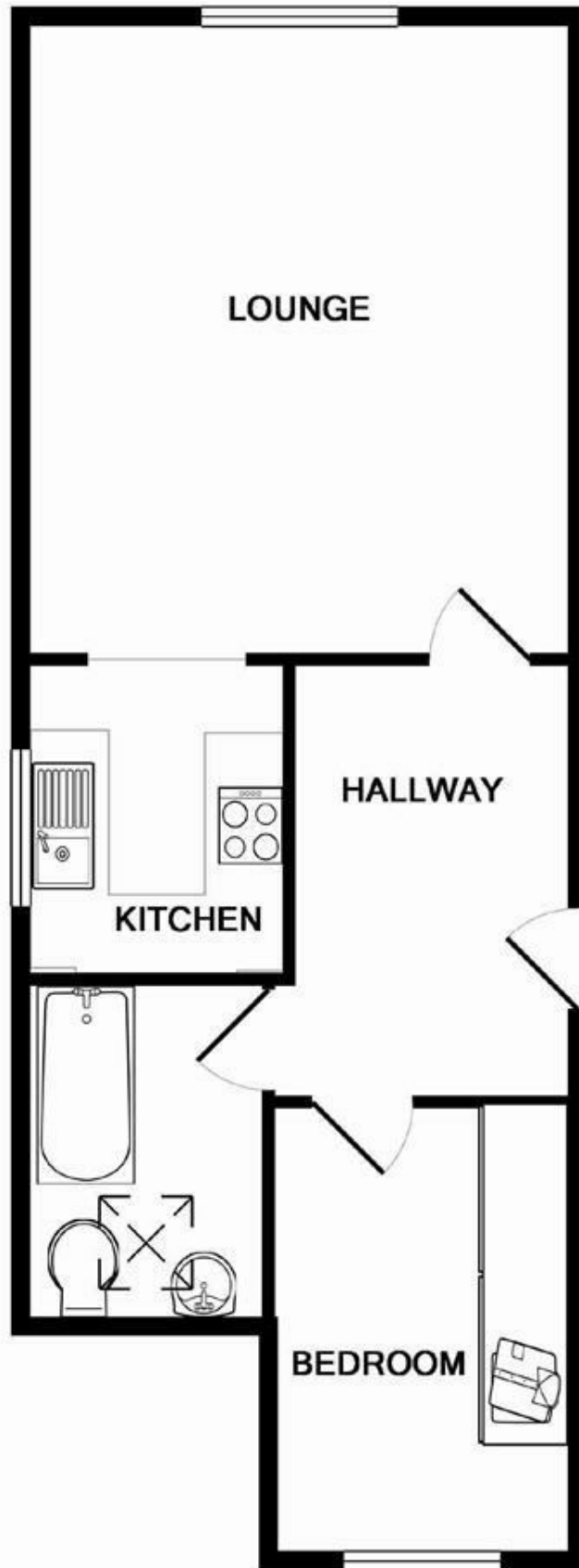
Rear Garden

Communal grounds.

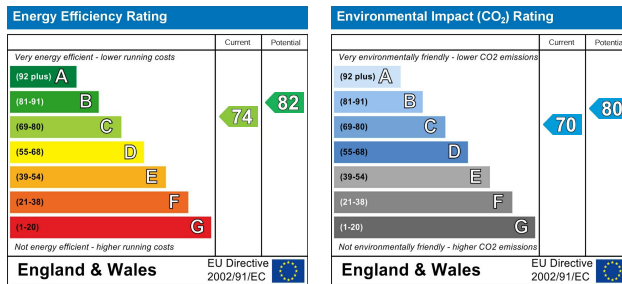
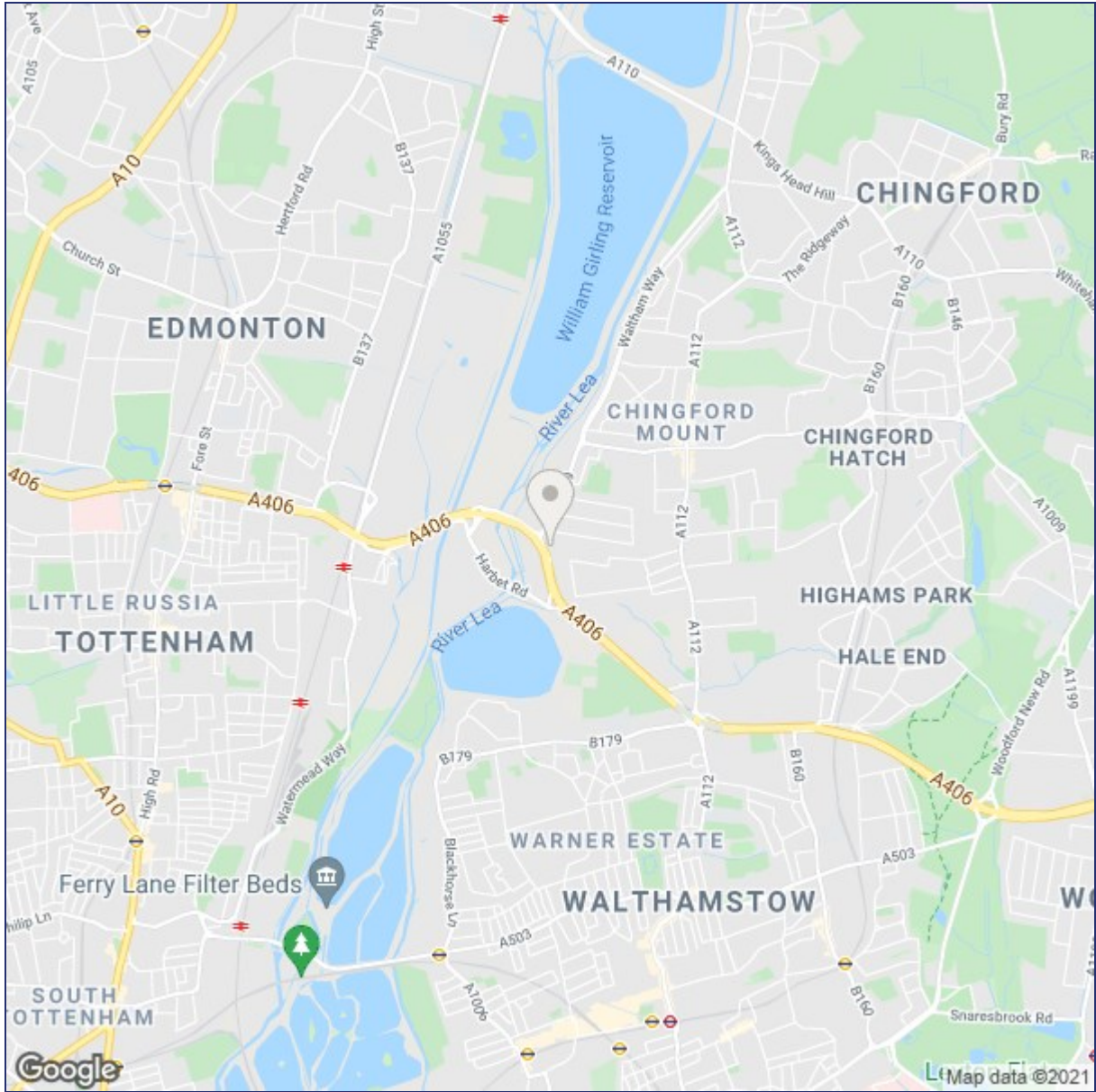
External

Allocated off street parking.





TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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("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.

