86 Old Church Road
Chingford
E4 8BX

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

# 51 Hall Lane, E4 8HW

## Offers In Excess Of £320,000 Leasehold

*** CHAIN FREE ***

Two-Bedroom Retirement Apartment with Balcony & En-Suite

Kings of Chingford are delighted to offer this well-presented two-bedroom first-floor retirement apartment, ideally positioned on Hall Lane in South Chingford, just moments from the shops, amenities and transport links at Chingford Mount.

The property offers comfortable and well-proportioned accommodation, including a spacious reception room, two bedrooms, bathroom and an en-suite to the main bedroom. The apartment also benefits from a private balcony, providing a pleasant outdoor space to sit and enjoy some fresh air. The carpets throughout are brand new, adding a fresh feel to the accommodation.

The development offers a welcoming community atmosphere, with residents having access to a beautifully furnished communal lounge, where regular activities provide opportunities to socialise and meet fellow residents. There is also a communal garden for residents to enjoy, along with a guest suite for visiting family and friends.

Further benefits include gated entry with a camera entry system and 24-hour Careline support, offering additional security and peace of mind.

With Chingford Mount's shops and amenities just a short distance away, this apartment provides an excellent combination of space, convenience and independent retirement living.

Viewing is highly recommended.

Call Kings of Chingford on 020 8524 7444 to arrange your viewing.

**HALL**

**LOUNGE 19'5 x 10'4**

**KITCHEN 8'1 x 6'7**

**BEDROOM 13'11 x 9'4**

**EN-SUITE 7'2 x 5'1**

**BEDROOM 16'2 x 9'3**

**BATHROOM 6'9 x 5'6**

**COMMUNAL GARDENS**

**BALCONY**

**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.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

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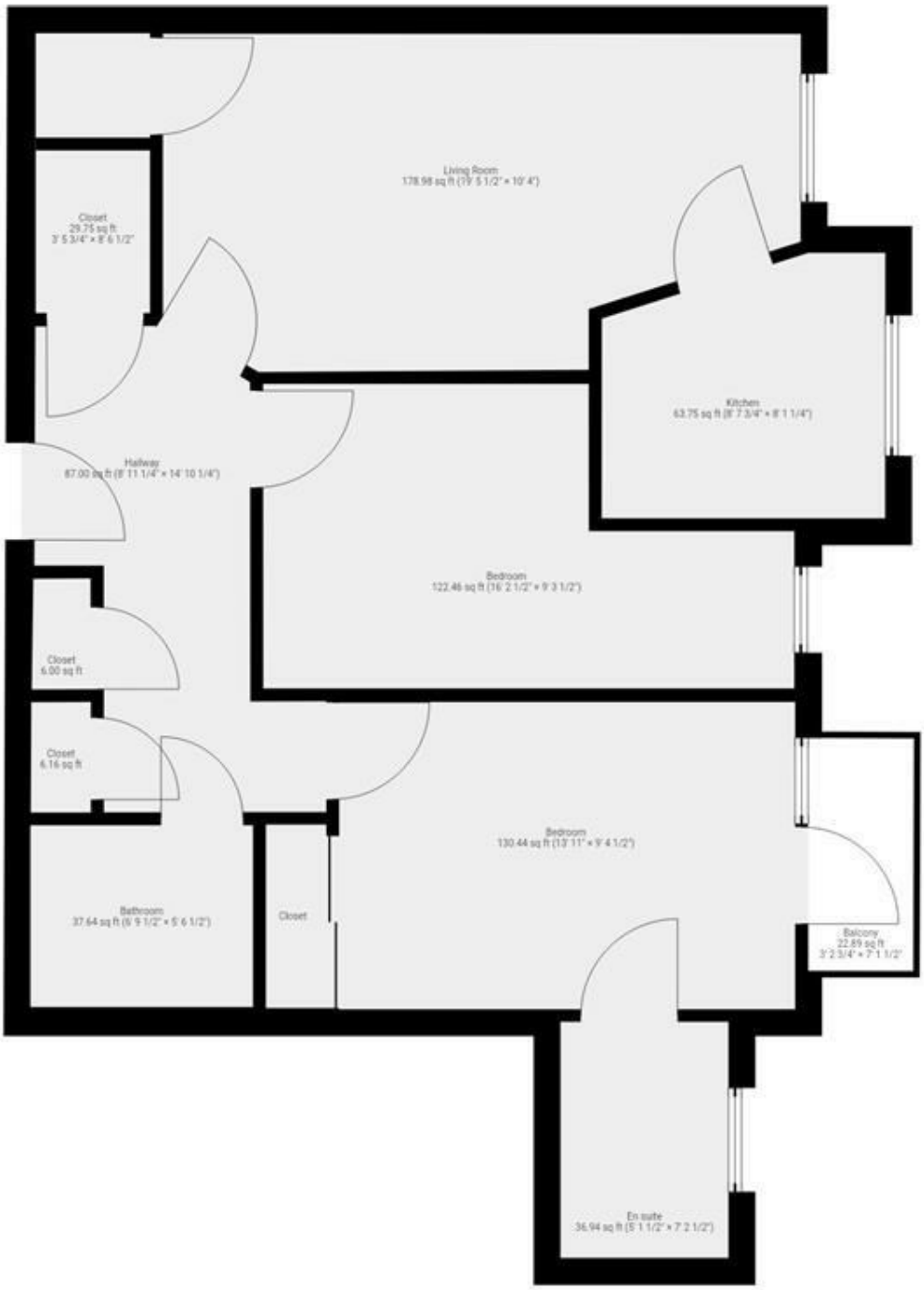


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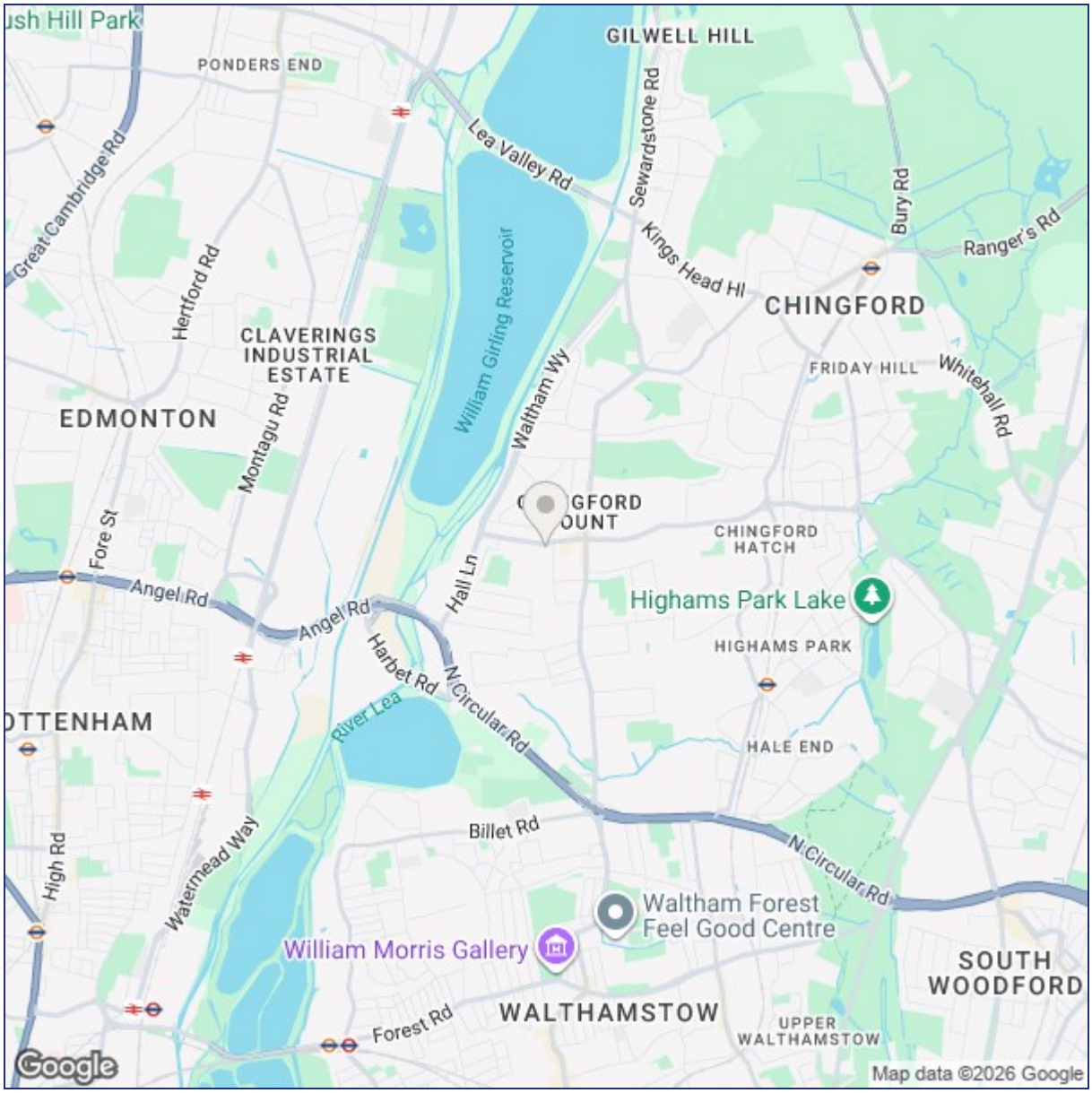


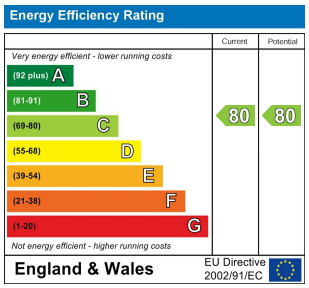


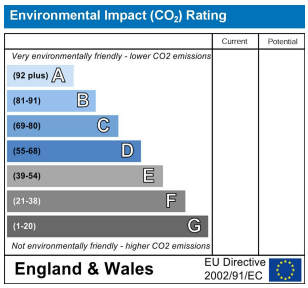


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