

86 Old Church Road
Chingford
E4 8BX

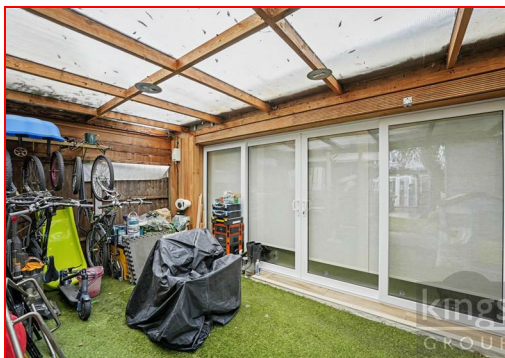
T: 0208 524 7444
www.kings-group.net



York Road, E4 8LA



Guide Price £500,000 Freehold



(GUIDE PRICE £500,000 - £525,000)

Kings Group are pleased to present this two-bedroom terraced home situated on York Road, London. Extending to approximately 764 sq ft, the property offers well-proportioned accommodation, including a spacious reception room and a kitchen/diner providing practical space for both everyday living and entertaining.

The kitchen is fitted with a range of base and wall-mounted units, with worktop space and room for appliances, while the dining area offers direct access to the rear garden.

The first floor comprises two bedrooms and a family bathroom, offering comfortable accommodation for homeowners, guests, or those requiring additional workspace.

Externally, the property benefits from a rear garden and an out-house, providing useful additional storage or potential for a home office or studio space.

Located within easy reach of local shops, parks, and transport links, the property is well-positioned for access to surrounding areas and Central London, making it suitable for commuters and buyers seeking convenient city living.

Call Kings Group today to arrange your viewing - 0208 524 7444!

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Average
Three - Average
Vodafone - Average

Broadband (estimated speeds)
Standard 15 mbps
Superfast 80 mbps
Ultrafast 5000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

RECEPTION ROOM 16'3 x 10'7

KITCHEN DINER 17'9 x 10'9

UTILITY 4'2 x 4'0

BATHROOM 12'6 x 5'3

LANDING

BEDROOM 16'3 x 10'11

BEDROOM 10'6 x 8'1

OUT-HOUSE 15'6 x 11'2

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



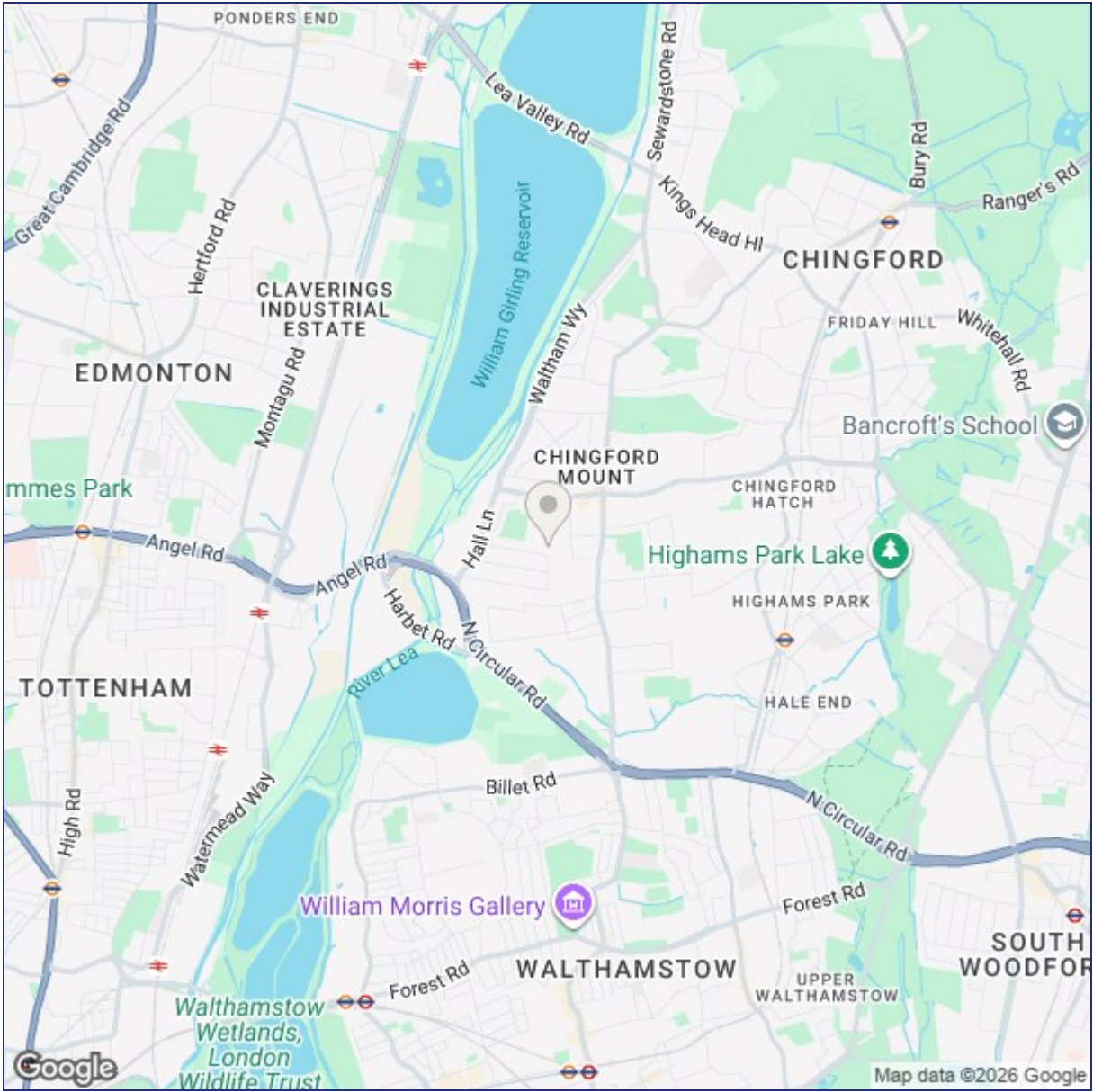
York Road, E4

Approximate Gross Internal Floor Area : 68.12 sq m / 733.23 sq ft

Garage : 16.05 sq m / 172.76 sq ft

Shed : 6.99 sq m / 75.23 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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

