

86 Old Church Road  
Chingford  
E4 8BX

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



New Road, E4 9EU



Guide Price £390,000 Leasehold - Share of Freehold

**\*\*\*2 BEDROOM GROUND FLOOR MAISONETTE\*\*\***

**\*\*\*CHAIN FREE\*\*\* \*\*\*SHARE OF FREEHOLD\*\*\***

Kings of Chingford are delighted to offer to the market this well located 2 bedroom ground floor maisonette.

Just a minutes walk from Chingford Mount High Street and all the amenities it has to offer. Also boasting fantastic transport links on your doorstep.

The property itself is comprised of two double bedrooms with fitted wardrobes. Bedroom one has the adjoining bathroom which is finished with a three piece suite.

The kitchen is completed with base and eye level units. This property also offers a lean to with WC. The living room is a superb size overlooking the sizable communal garden to the rear.

This fantastic opportunity also includes a detached double garage and additional hard standing to the side for parking.

In need of updating throughout but providing a blank canvas for any prospective buyers, this property really must be seen to be fully appreciated.

Call one of our 2 Chingford offices now to arrange your viewing and avoid disappointment.

**LIVING ROOM 15'17 x 13'93**

**KITCHEN/DINER 11'84 x 8'94**

**LEAN TO 5'12 x 3'52**

**WC 4'15 x 2'88**

**BEDROOM 1 11'99 x 11'39**

**BEDROOM 2 13'94 x 11'36 x 9'96**

**BATHROOM 11'49 x 4'61**

**GARAGE**



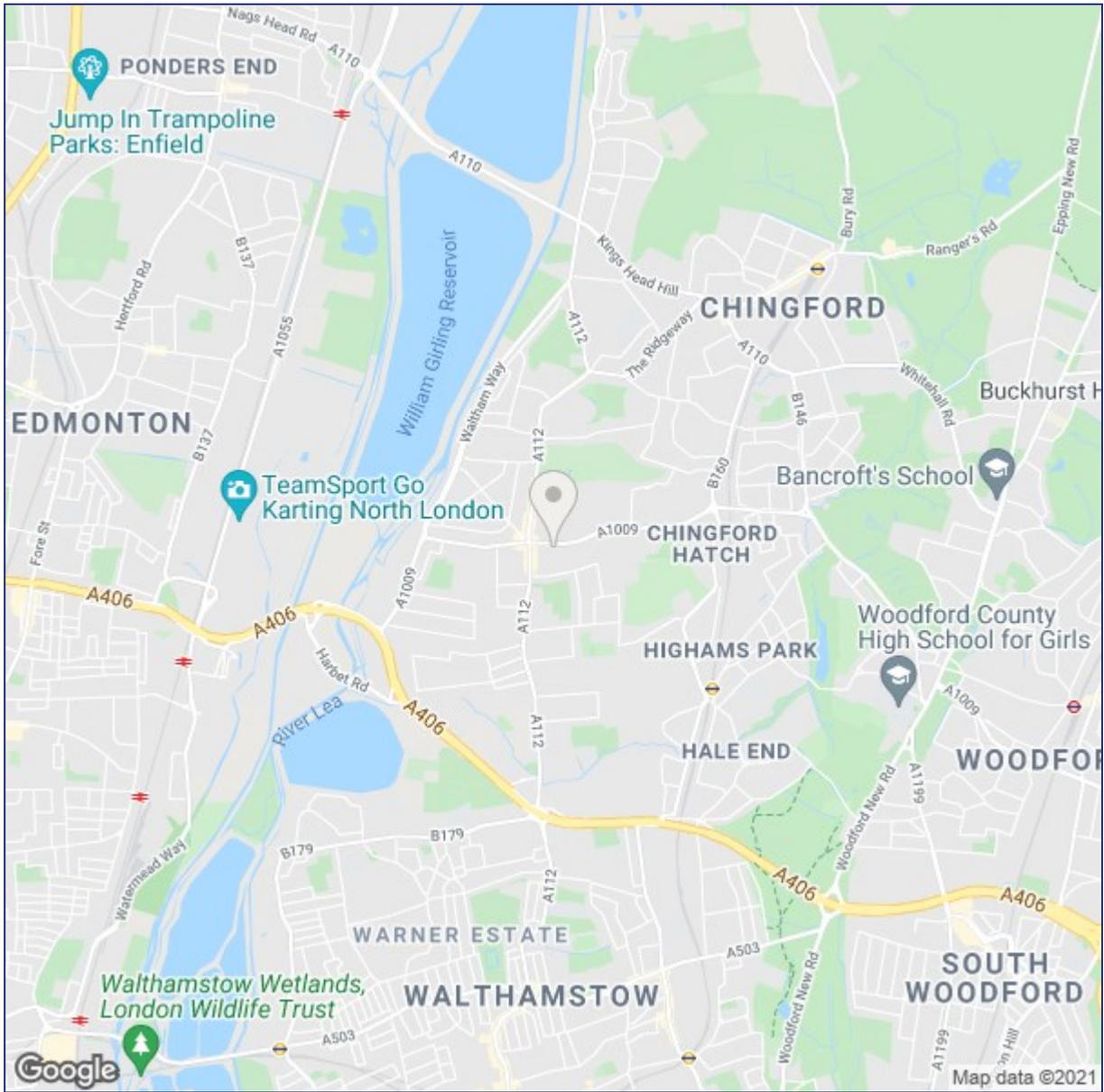


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

