

86 Old Church Road
Chingford
E4 8BX

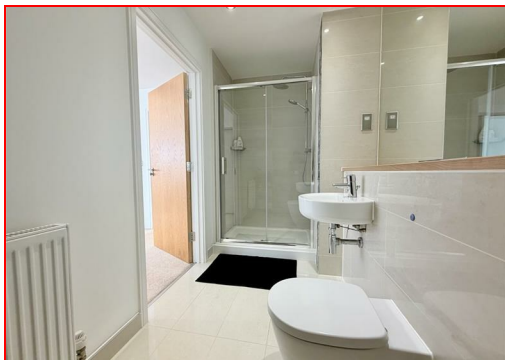
T: 0208 524 7444
www.kings-group.net



Louisa Oakes Close, E4 8AS



Offers In Excess Of £365,000 Leasehold



GUIDE PRICE £365,000 - £375,000

EXCELLENTLY PRESENTED – MODERN TWO-BEDROOM PENTHOUSE

Kings are delighted to present this impressive second-floor penthouse apartment, finished to a high standard and offering bright, contemporary living in a sought-after residential development.

The property boasts a stunning open-plan living and dining space, enhanced by high ceilings and an abundance of natural light. The newly fitted kitchen is complete with quality integrated appliances and sleek finishes, making it both stylish and functional. The layout is ideal for entertaining or relaxing in comfort.

There are two well-proportioned double bedrooms, with the principal bedroom benefitting from its own en-suite shower room. The family bathroom is modern in design, featuring a shower over the bath. Ample built-in storage throughout the apartment adds to its practicality, while the open-plan layout creates an inviting and spacious feel.

Externally, the property benefits from two allocated parking spaces and access to a secure residents' bike shed, providing both convenience and peace of mind.

Located in Louisa Oakes Close, just moments from Chase Lane Park, residents enjoy excellent transport links via the A406 and M11, with regular bus services to Walthamstow, North Chingford and Highams Park. Local shops, restaurants and amenities are within easy reach, making this an ideal home for both convenience and lifestyle.

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

Broadband (estimated speeds)
Standard 14 mbps
Superfast 79 mbps
Ultrafast -

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM 20'11 x 17'11

KITCHEN 9'9 x 8'10

BEDROOM 23'7" x 12'1"

EN-SUITE 12'1" x 5'6"

BEDROOM 17'4" x 9'6"

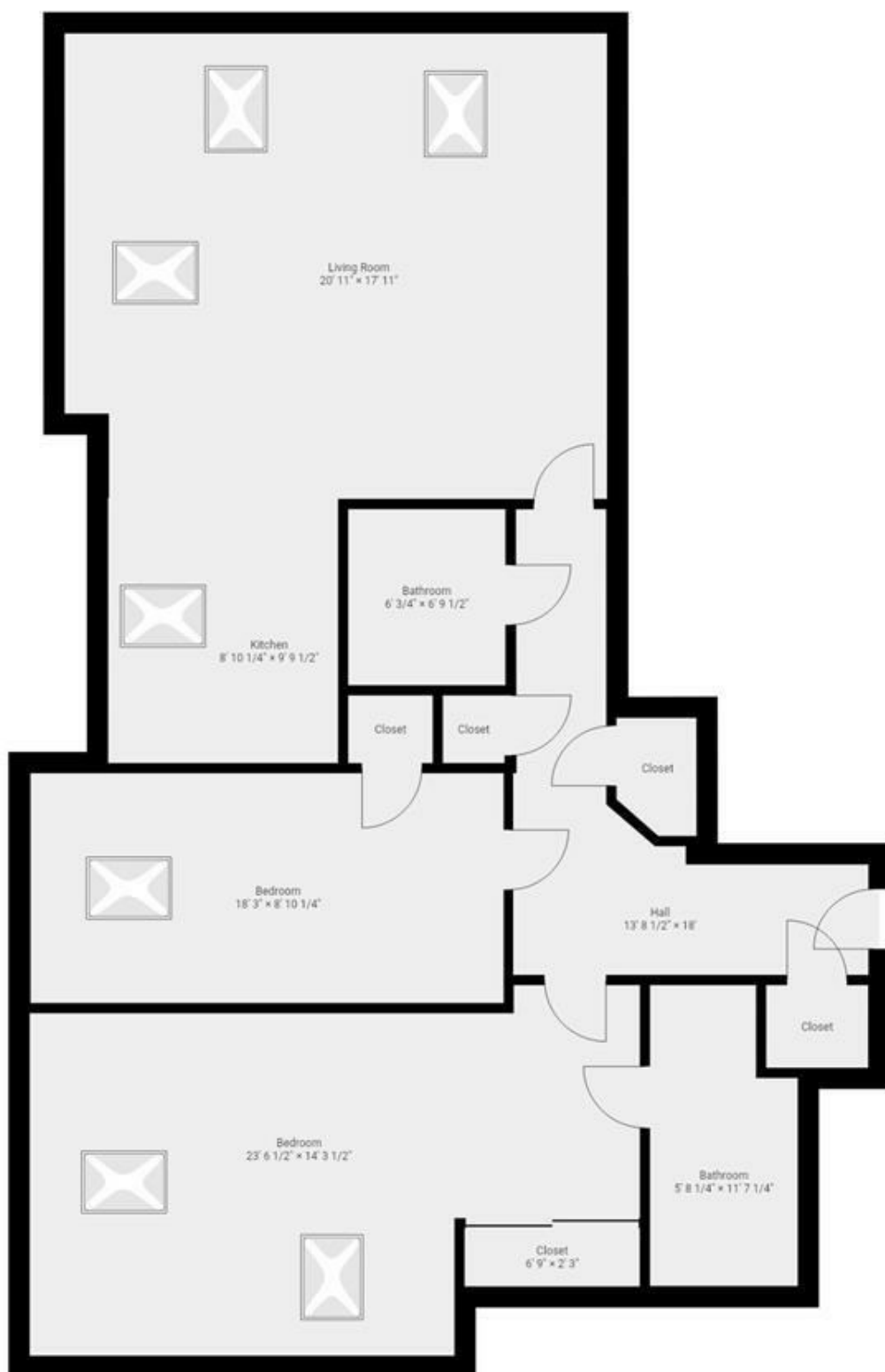
FAMILY BATHROOM 8'10" x 5'6"

2 ALLOCATED PARKING SPACES

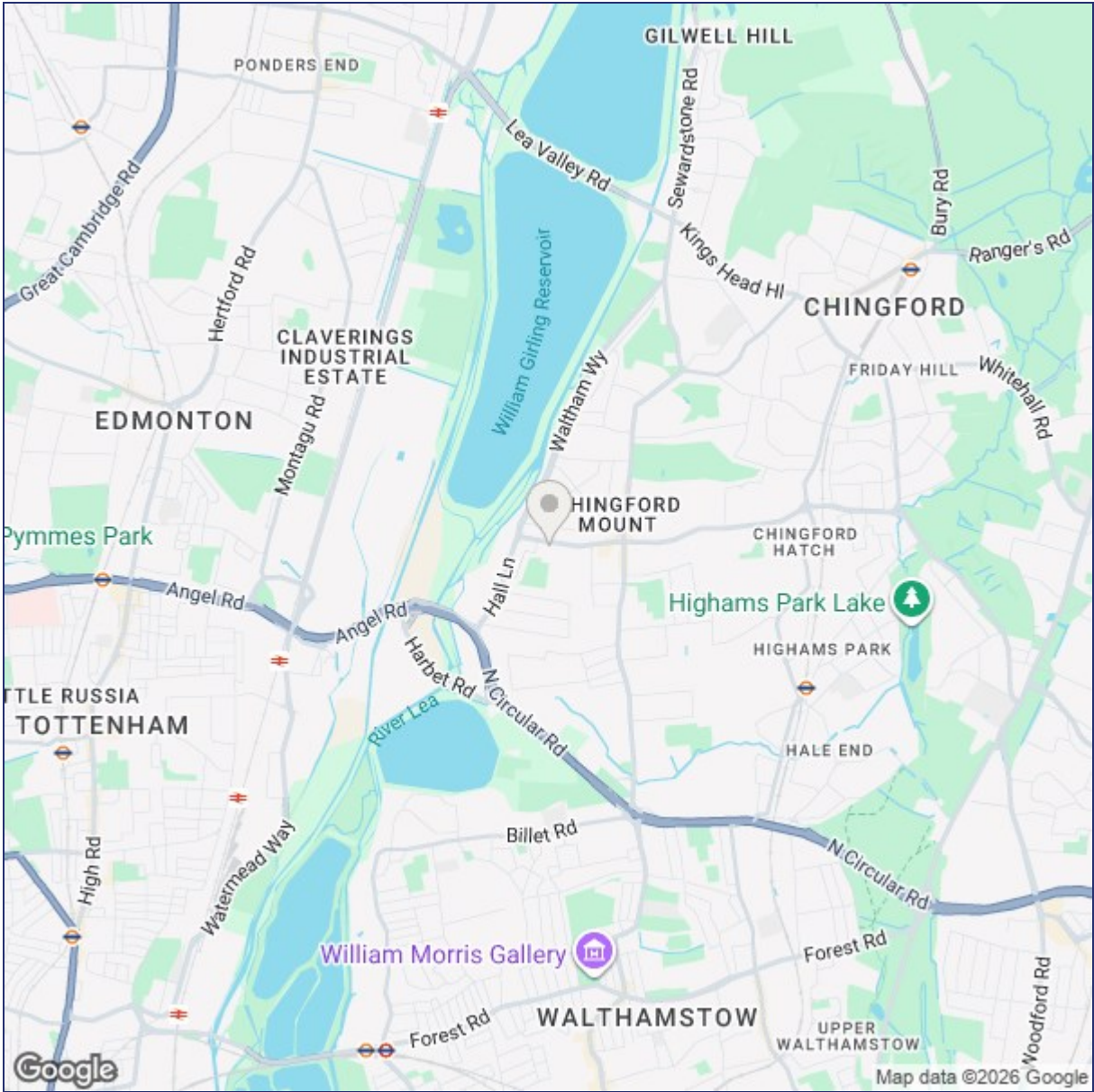
BIKE SHED

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



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 buver is advised to obtain verification from their Solicitor or Surveyor.

