

86 Old Church Road
Chingford
E4 8BX

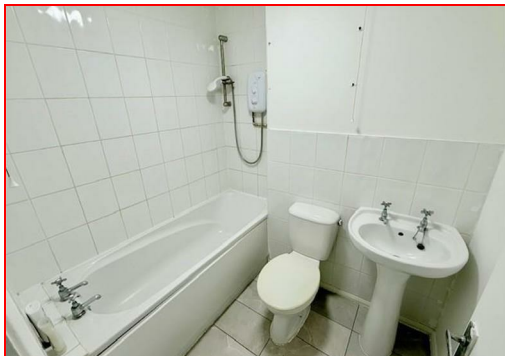
T: 0208 524 7444
www.kings-group.net



Mandeville Court, E4 8JB



Auction Guide £135,000 Leasehold



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000

Kings are pleased to present to the market this ground floor flat situated within the sought-after Mandeville Court in London. This purpose-built property, constructed in 1988, offers a practical and well-proportioned living space, ideally suited to first-time buyers, professionals, or investors.

The accommodation comprises a welcoming reception room that provides a versatile setting suitable for both everyday living and entertaining. There is a well-sized bedroom offering a comfortable private retreat, along with a bathroom fitted with three white piece suite.

A key feature of the property is the benefit of a brand new lease, providing added reassurance and long-term security for the future owner. The flat is situated within a well-connected location, offering convenient access to local amenities, transport links, and the wider attractions and opportunities available across London.

This property represents a strong opportunity for those seeking a low-maintenance home, combining functional living space with excellent connectivity.

Avoid disappointment and call Kings Group to arrange your viewings today! - 0208 524 7444

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 80 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 12' x 8'10

KITCHEN 8'11 x 8'1

BEDROOM 8'8' x 8'3

BATHROOM 8'1 x 5'7

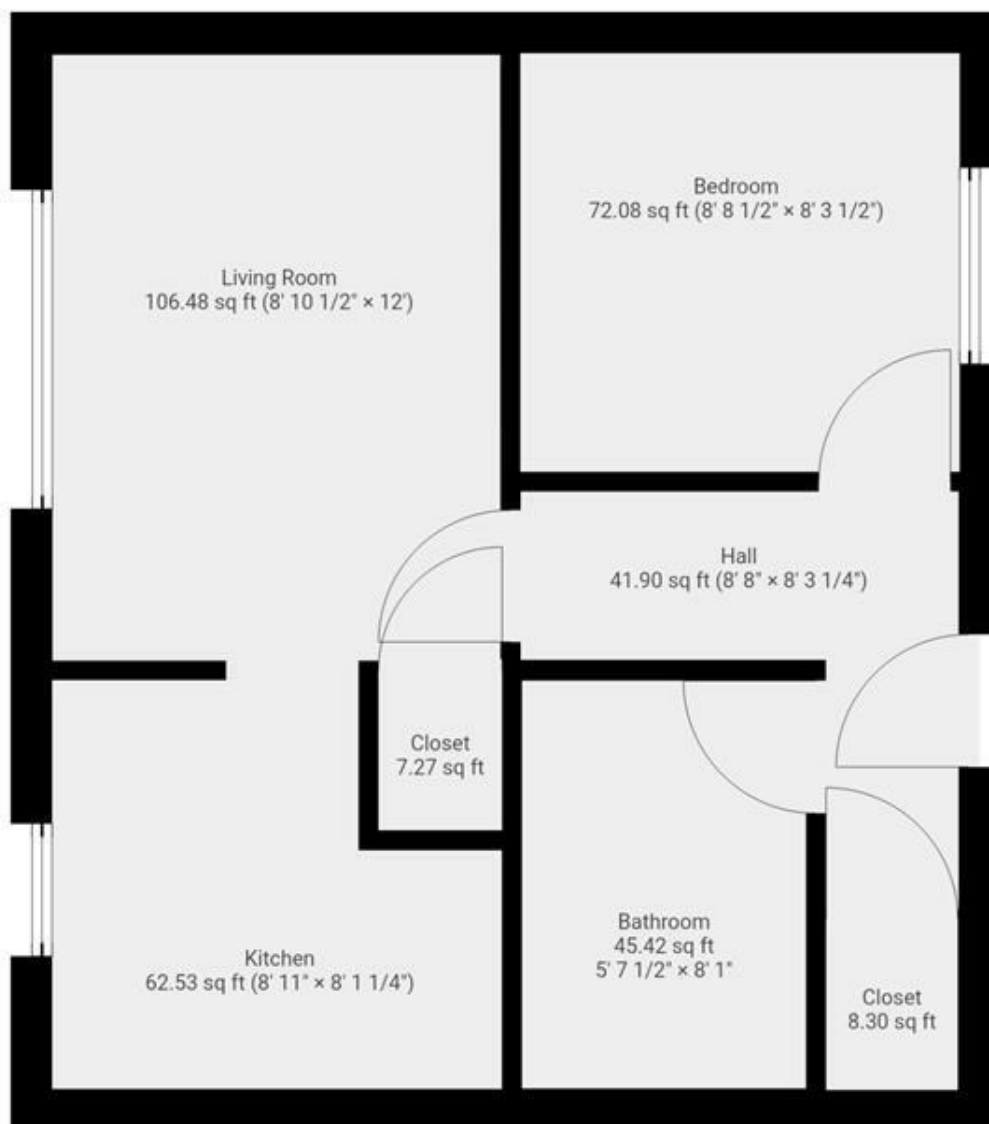
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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.
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7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

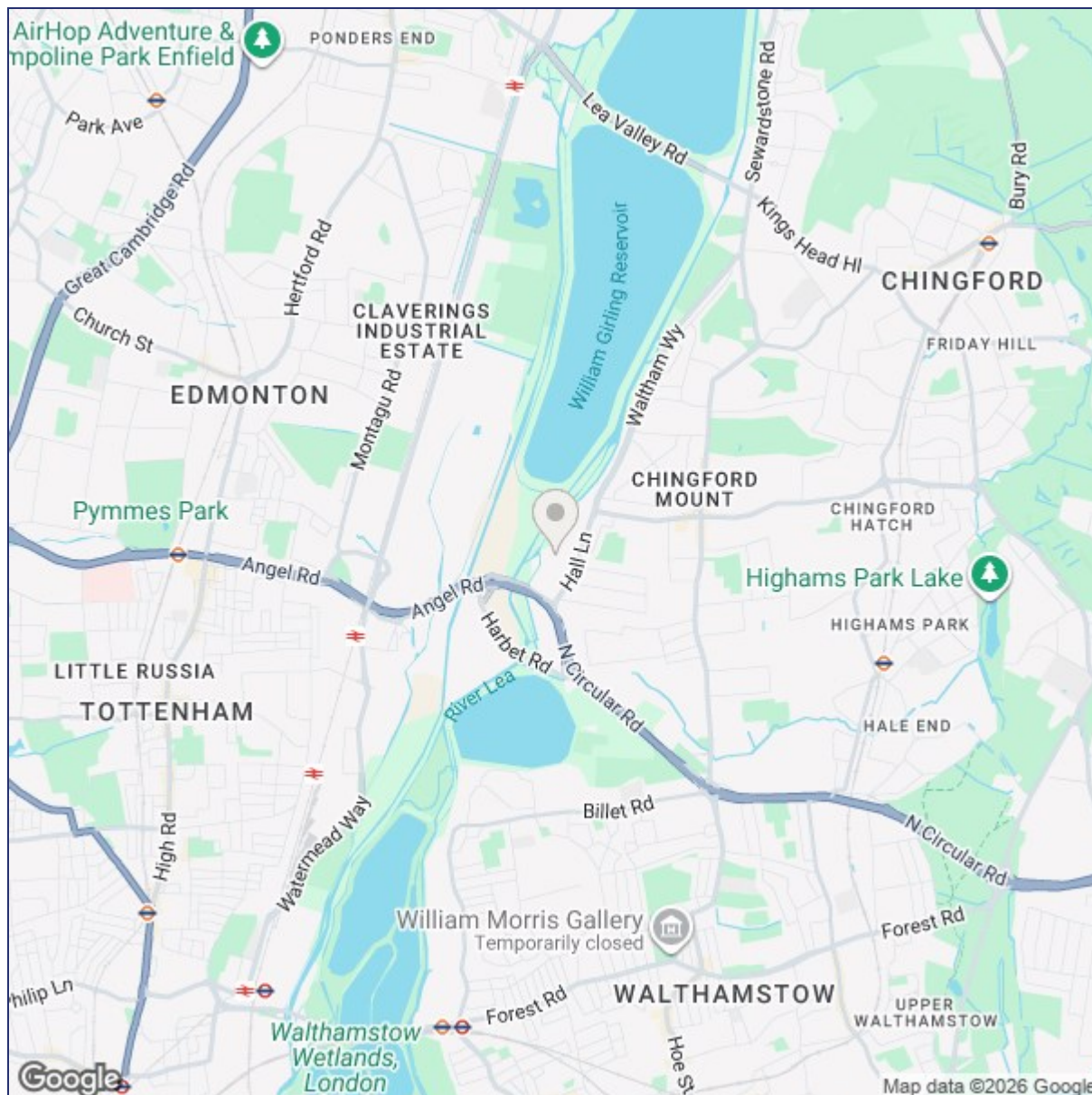
AUCTIONEER COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.



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

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

("These details are correct at time of going to press").

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