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Hall Lane, E4 8HW



£225,000 Leasehold



One Bedroom | Superb Condition | Ground Floor | Own Patio Area with Direct Access to Communal Gardens | Modern Fitted Kitchen | Modern Shower Room | 18ft Lounge | Video Entryphone System | Wellness Room | Communal Laundry Room | Secure Parking

Kings Group are delighted to offer for sale this beautifully presented ground floor retirement apartment, situated in the popular Chingford Mount area. Offering approximately 507 sq ft of well-planned accommodation, the property is presented in superb condition throughout and benefits from its own private patio area with direct access onto the well-maintained communal gardens.

The accommodation comprises a welcoming 18ft lounge, providing a comfortable and versatile living space with plenty of natural light, a modern fitted kitchen, one well-proportioned bedroom and a contemporary shower room.

A particular highlight of the property is the secluded patio area, which opens directly onto the communal gardens, creating a lovely outdoor space to enjoy the surrounding greenery or simply relax in a peaceful setting.

The property also benefits from a range of facilities designed to provide comfort, security and convenience, including a 24-hour Careline system, video entryphone system, owners' lounge with regular social events, communal laundry room, wellness room and a Lodge Manager available five days a week. There is also a guest suite available on request for visiting friends and family, together with secure parking.

Located close to the amenities of Chingford Mount, the property is ideally positioned for access to a range of local shops and everyday conveniences, whilst the communal facilities and attractive grounds provide a welcoming environment for residents.

Chain free, this superb retirement apartment offers comfortable and low-maintenance living with excellent communal facilities and should be viewed to fully appreciate the accommodation and setting.

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

HALL

LOUNGE 18'10 x 11'

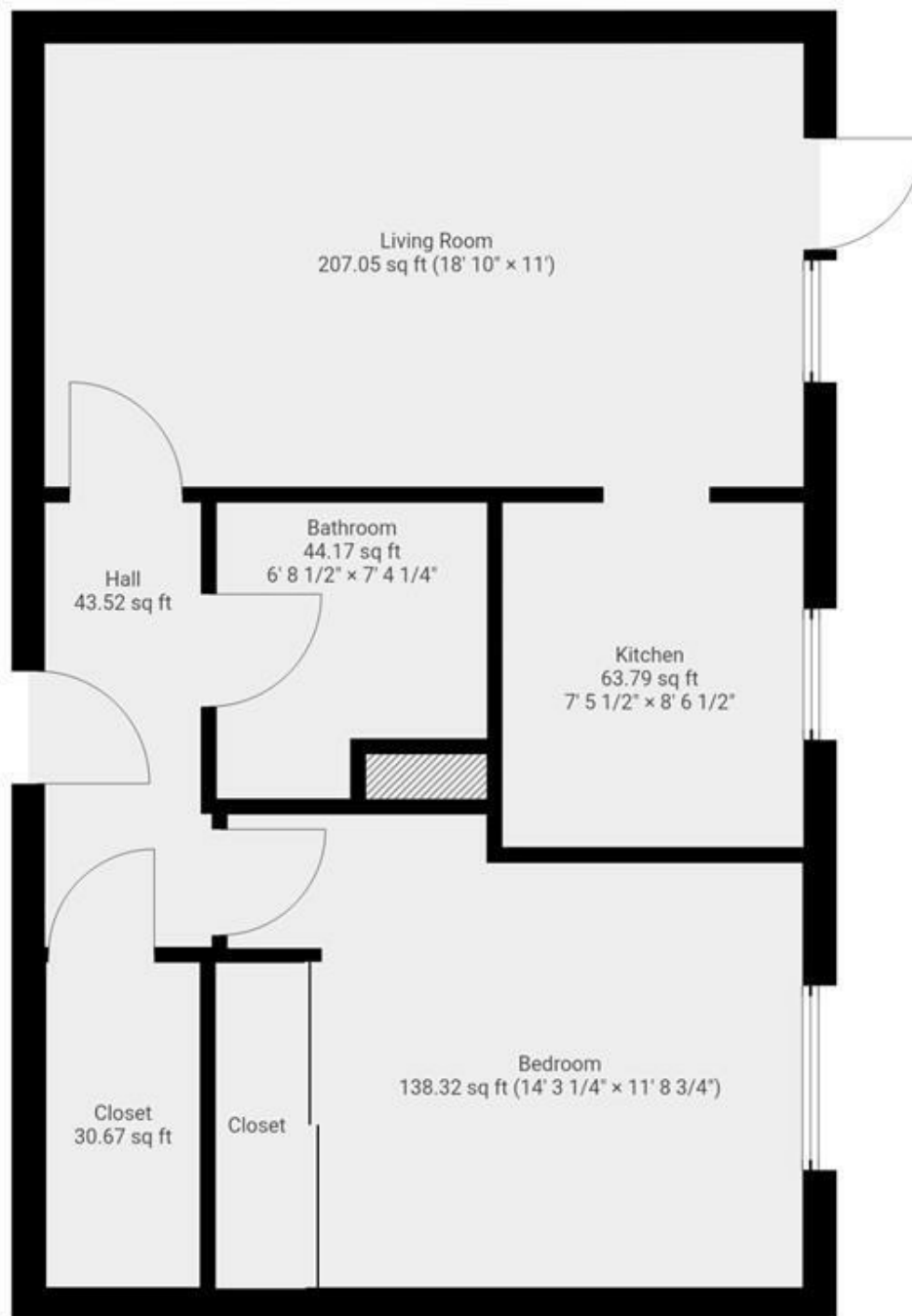
KITCHEN 8'6 x 7'5

BEDROOM 14'3 x 11'8

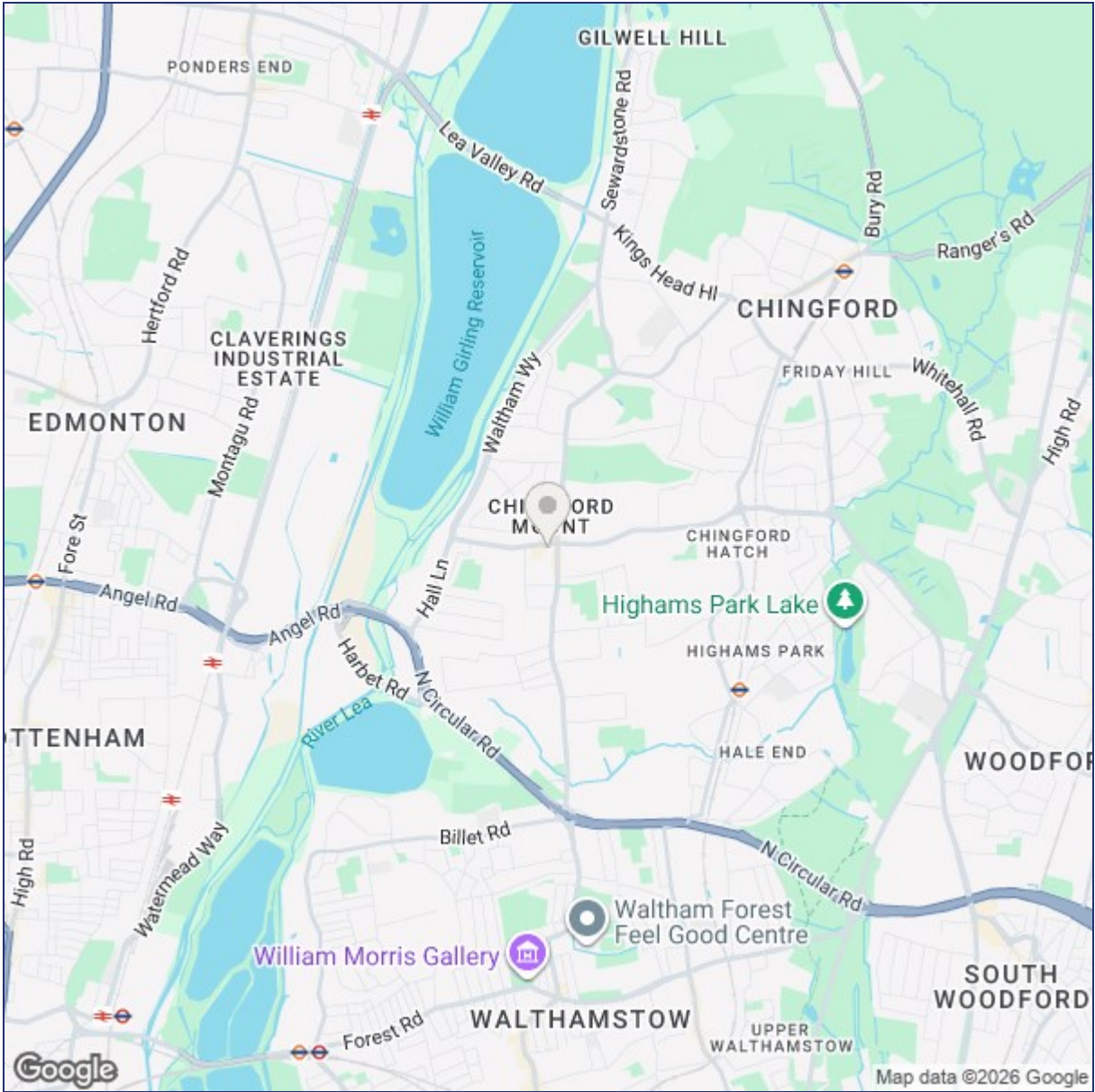
BATHROOM 7'4 x 6'8

COMMUNAL GARDENS





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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	92	92
(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").

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