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Hall Gardens, E4 8HR



Asking Price £300,000 Freehold



Kings Group – Chingford are delighted to present this two-bedroom ground floor maisonette to the market. The property offers an inviting entrance hallway leading to a bright living room with a charming bay window, and a fitted kitchen with base and eye-level units, roll-top work surfaces and tiled splashbacks.

There are two well-proportioned bedrooms and a family bathroom. To the rear, the property benefits from its own private garden.

This property requires modernisation throughout, making it an ideal project for those looking to add value or create a home finished to their own taste. Perfect for investors or buyers seeking a refurbishment opportunity.

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

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

Broadband (estimated speeds)
Standard 9 mbps
Superfast -
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM

BEDROOM

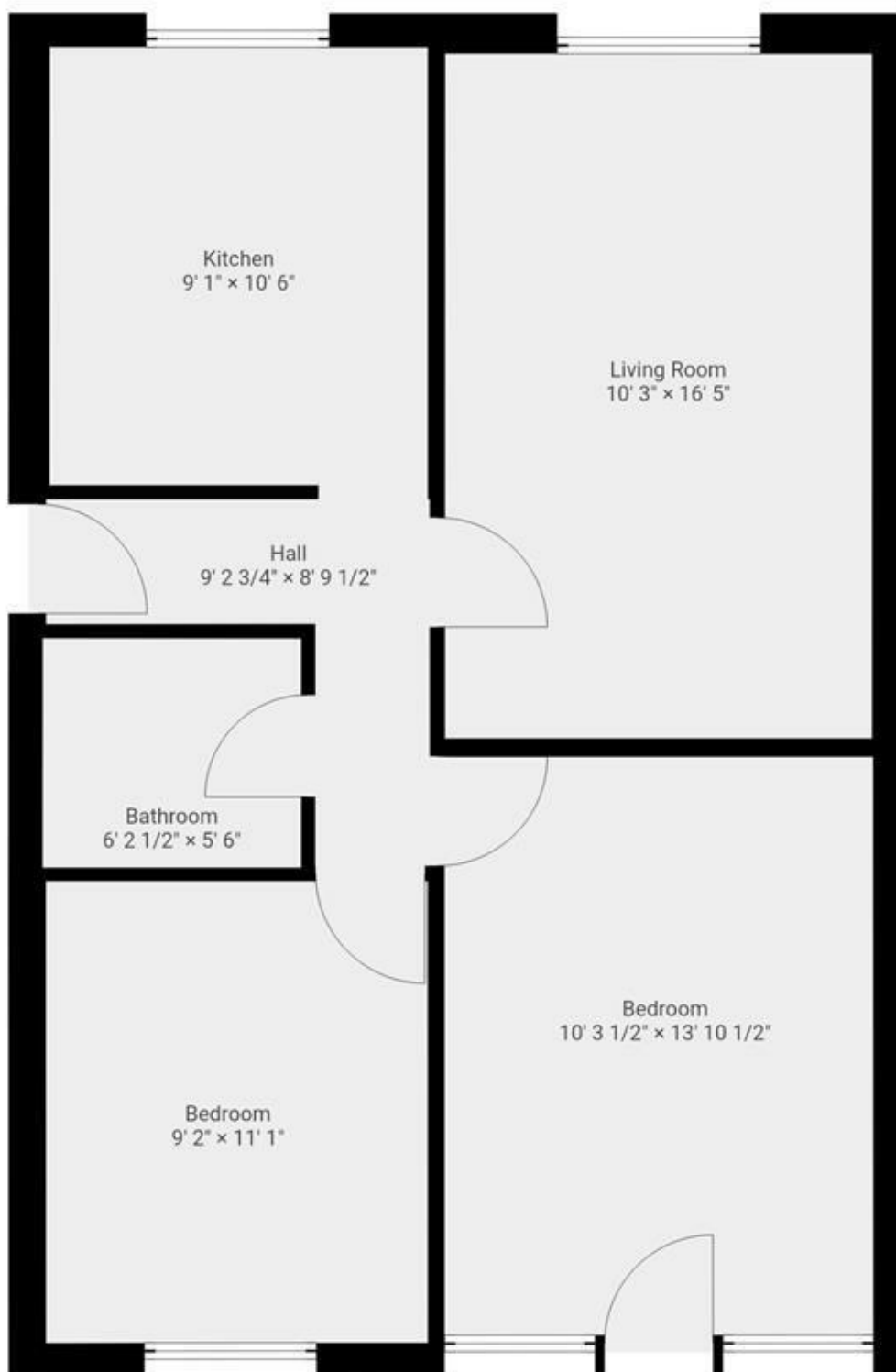
BEDROOM

BATHROOM

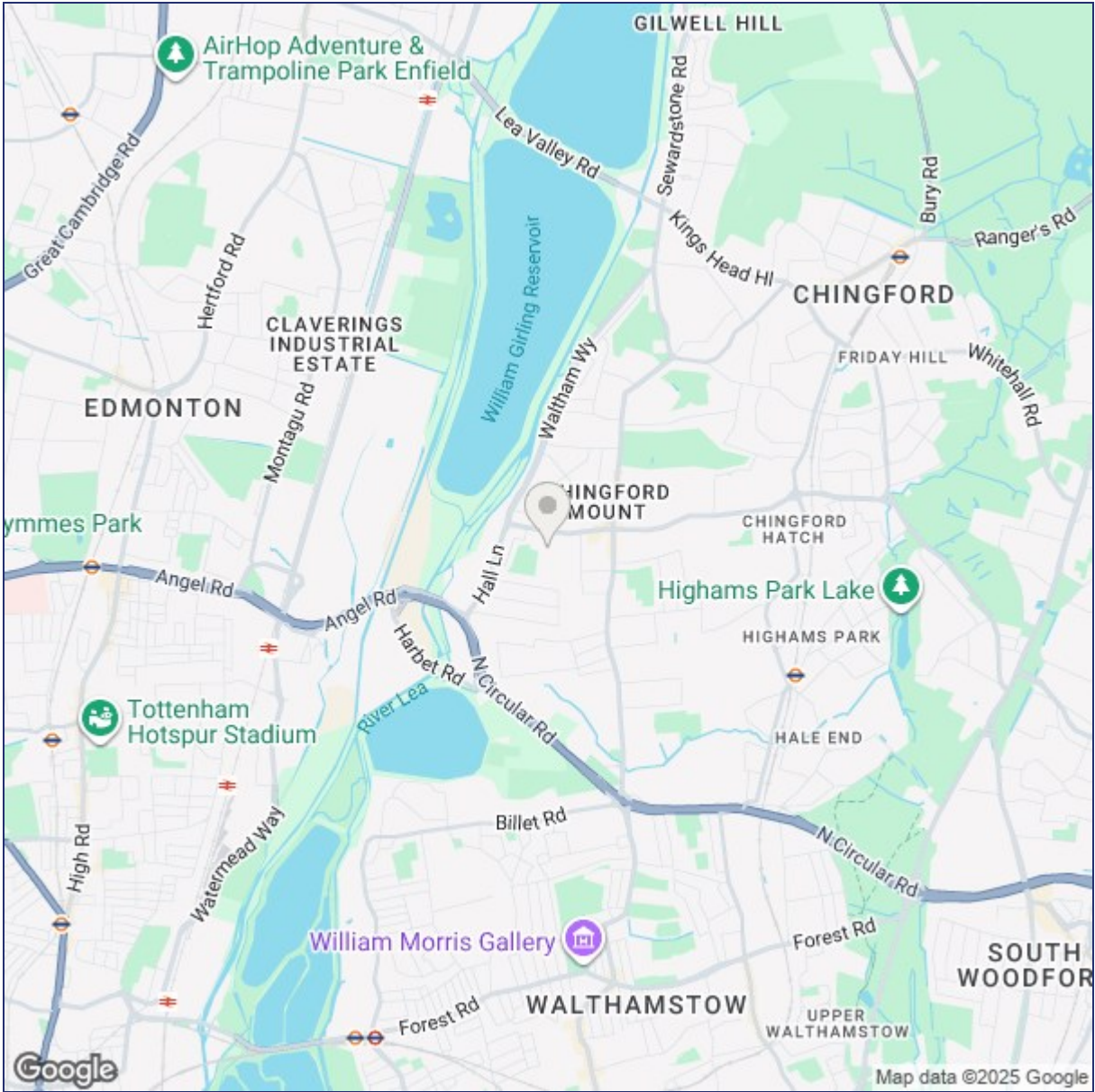
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1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour 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.
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.





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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		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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