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GROUP

Westward Road, E4  
8QH  
London

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# Westward Road, E4 8QH

Kings Group is pleased to present this spacious three-bedroom first-floor apartment for sale.

The property features stair access leading to the first-floor landing. The bright and airy living room leads into a modern fitted kitchen with a breakfast bar, offering ample storage and workspace. There are two well-sized double bedrooms and a single bedroom, providing flexible living accommodation. Rear stairs lead directly to the private garden.

Externally, the property benefits from a shared front garden. The private rear garden includes a lawned area, a patio section, and a summer house, creating a fantastic outdoor space.

Located on a quiet residential road just off Chingford High Street, this home is within easy reach of local shops, supermarkets, and excellent public transport links. Additionally, parking is unrestricted, with no permits required.

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

LEASEHOLD (109 YEARS)

Service Charge: n/a

Ground Rent: £150.00pa

Council Tax Band C

EPC Rating TBC

Floor Area 645 ft<sup>2</sup> / 60 m<sup>2</sup>

Coverage

Mobile (based on calls indoors)

## Asking Price £350,000



- LEASEHOLD (109 YEARS)
- FIRST FLOOR FLAT
- PRIVATE GARDEN / SUMMER HOUSE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND C

#### HALL

LIVING ROOM 11'1 x 10' (3.38m x 3.05m)

KITCHEN 10'4 x 10' (3.15m x 3.05m)

BEDROOM 11'7 x 9'1 (3.53m x 2.77m)

BEDROOM 10'1 x 9'1 (3.07m x 2.77m)

BEDROOM 5'2 x 5'0 (1.57m x 1.52m)

BATHROOM 7' x 6'10 (2.13m x 2.08m)

#### 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.

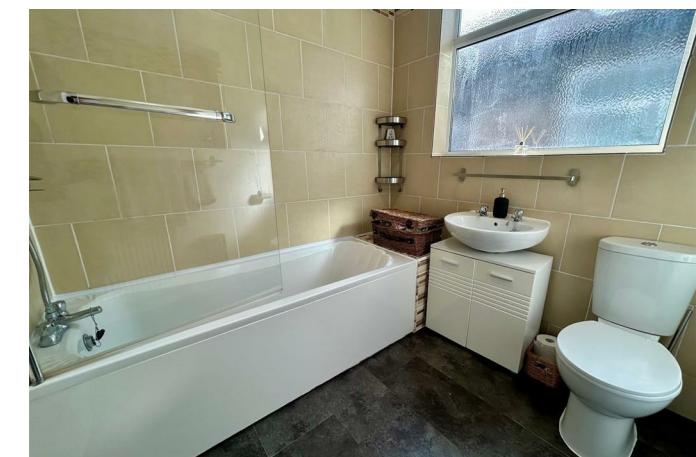
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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

- 3 BEDROOMS
- BREAKFAST BAR
- DOUBLE GLAZED
- CLOSE TO AMENITIES & TRANSPORT LINKS
- EPC RATING TBC

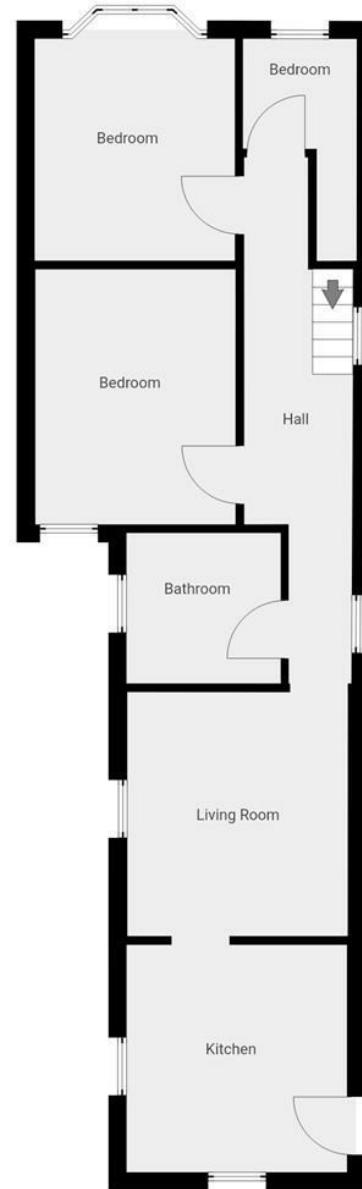
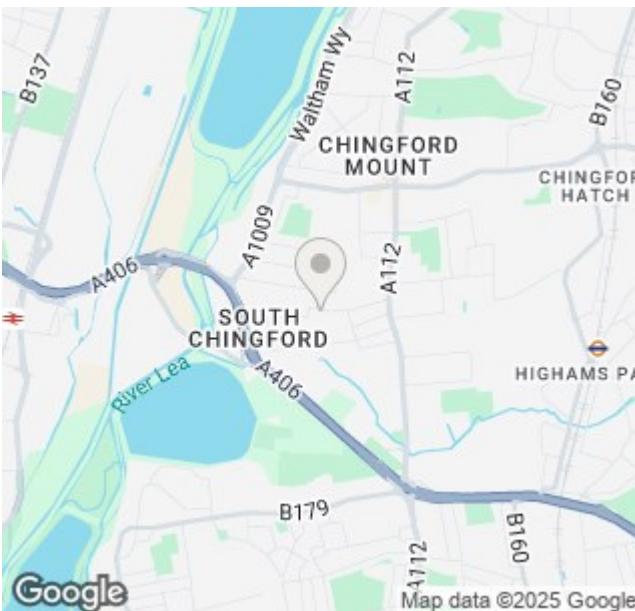
FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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. Note: These details are correct at time of going to press.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006

E:

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