



Chingford Road

, London, E17 5AL

£600,000



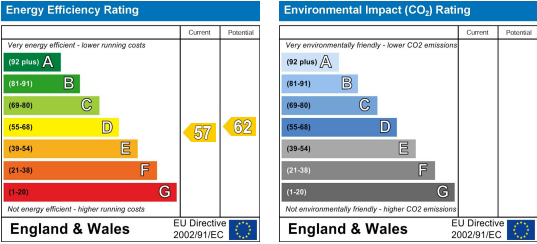
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Two Bedroom Flat
- Potential To Extend Into The Loft
- Spacious Living Room
- Walking Distance To Lloyd Park
- Easy Access To North Circular
- First Floor
- Chain Free Sale (STPP)
- 99 Year Lease Upon Completion
- Walking Distance To Waltham Forest Feel Good Centre
- 596 SQ FT (55.3 SQ M)



Freehold Investment with Spacious First Floor Apartment and Ground Floor Shop – with Extension Potential (STPP) and Close to Lloyd Park

An excellent opportunity to acquire the entire freehold of this mixed-use property comprising a ground floor shop and a spacious first-floor two-bedroom apartment. The ground floor shops achieves £1,200 per calendar month whilst the first floor flat achieves £1,125 per calendar month.

The first-floor flat boasts impressive proportions, with a bright and expansive living area that benefits from generous natural light. Two well-sized double bedrooms offer comfortable accommodation, complemented by a modern three-piece bathroom suite with white tiled finishes. To the rear, the fitted kitchen provides all necessary appliances.

The property offers significant potential to add value. Subject to planning permission, there is scope to extend into the loft to create an additional bedroom with en suite, as well as potential to extend to the rear above the existing shop.

The ground floor features a commercial unit, offering rental income potential or an opportunity for owner occupation. Combined with the spacious apartment above, this freehold presents a rare chance to secure a versatile property with both residential and commercial appeal, just a short walk from the open green spaces of Lloyd Park.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.