

Settle.



Chingford Road

, London, E17 5AL

£600,000

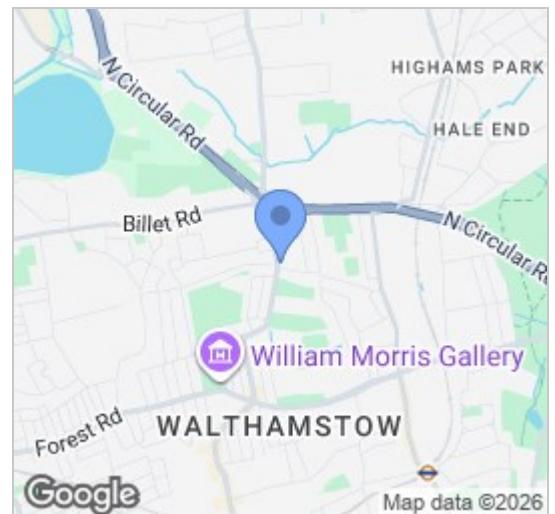


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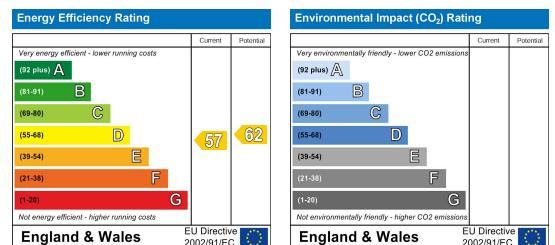
Floor Plan



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
- First Floor
- Potential To Extend Into The Loft
- Chain Free Sale (STPP)
- Spacious Living Room
- 99 Year Lease Upon Completion
- Walking Distance To Lloyd Park
- Walking Distance To Waltham Forest Feel Good Centre
- Easy Access To North Circular
- 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 shop 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.



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