

86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net



Chingford Avenue, E4 6RH



Offers In Excess Of £235,000 Leasehold - Share of Freehold



SHARE OF FREEHOLD!

KINGS OF SOUTH CHINGFORD are delighted to offer for sale this ONE bedroom ground floor flat, located only minutes walk from Chingford Mount, the property benefits from the local shopping and transport amenities. This ground floor flat boast many features which includes: double glazing and gas central heating . a spacious lounge, kitchen, double bedroom serviced by a three piece bathroom. Externally to the property has private parking and communal gardens. A perfect property for the first time buyer or rental investor.

Call now 0208 524 7444

HALLWAY

LIVING ROOM 16'10 x 10'8

allway -

Lounge-Diner - 16'10 X 10'8 (5.13m X 3.25m) -

Kitchen - 10'10 X 7'2 (3.30m X 2.18m) -

Bedroom - 12'6 X 9' (3.81m X 2.74m) -

Bathroom - 9'10 X 4'6 (3.00m X 1.37m) -

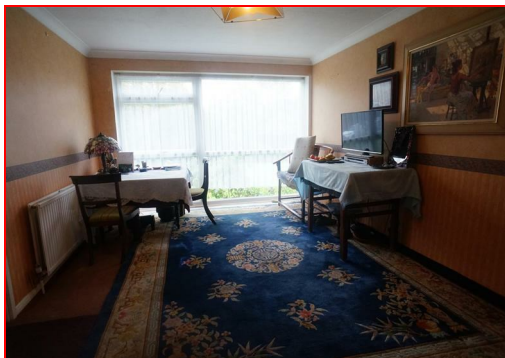
Communal Gardens -

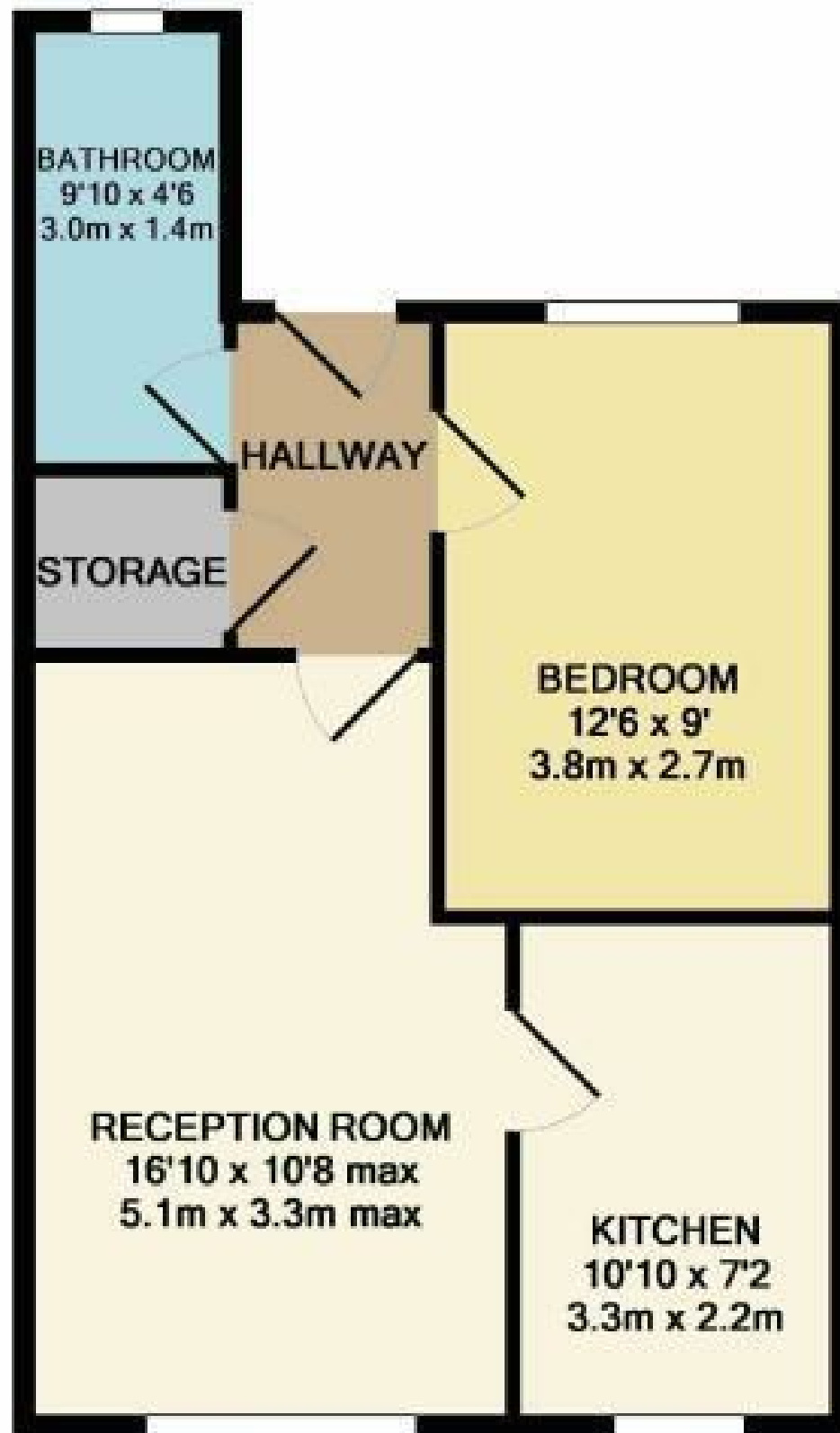
KITCHEN 10'10 x 7'2

BEDROOM 12'6 x 9'

BATHROOM 9'10 x 4'6

COMMUNAL GARDEN

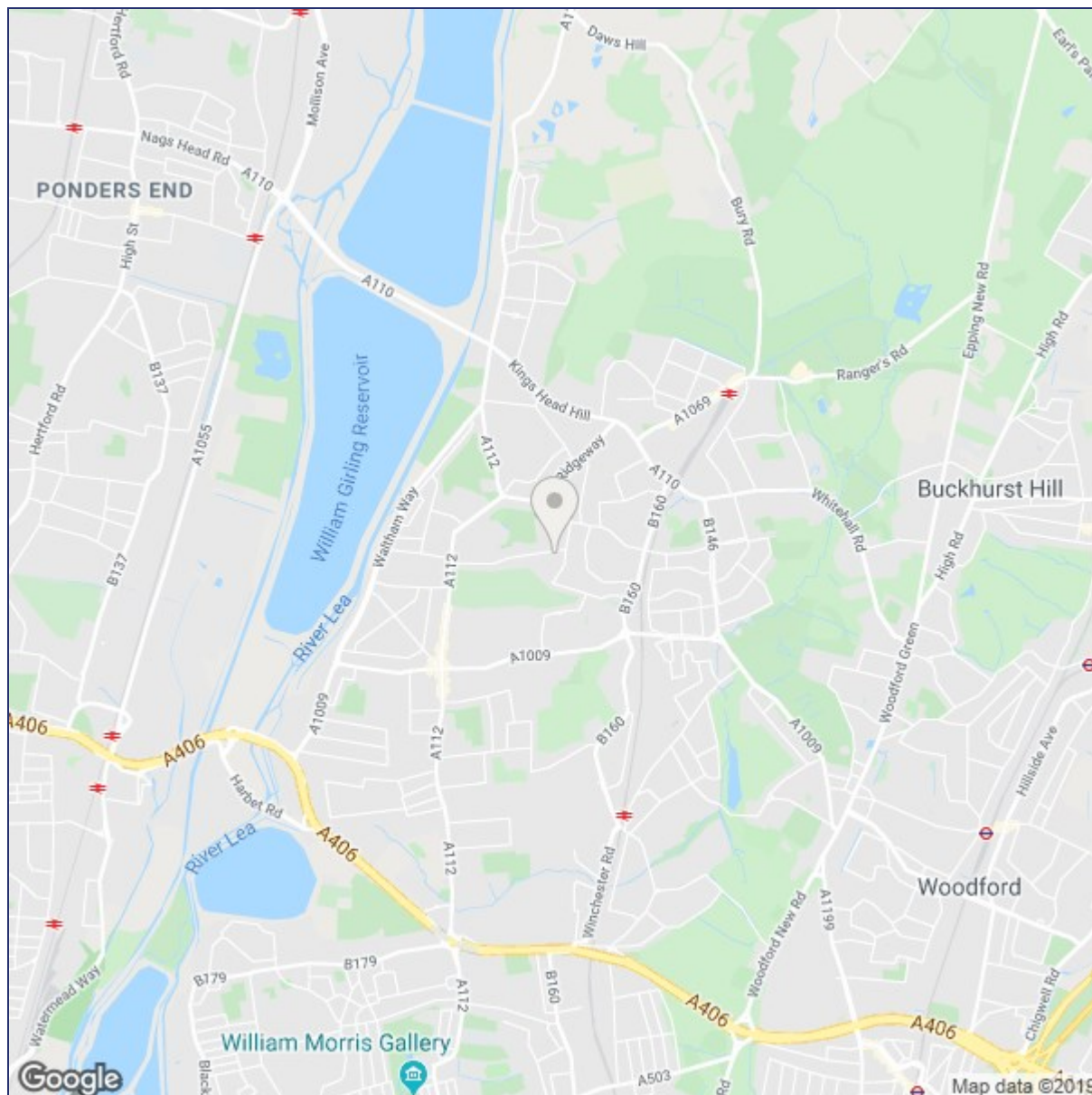




TOTAL APPROX. FLOOR AREA 461 SQ.FT. (42.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	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		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	67	67	76
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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

THE PROPERTY MISEDDESCRIPTIONS 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 buver is advised to obtain verification from their Solicitor or Surveyor.

