

86 Old Church Road
Chingford
E4 8BX

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



60 Parade Gardens, E4 8DF



Offers In Excess Of £375,000 Leasehold

*****2 BEDROOM APARTMENT*****

*****SOUGHT AFTER LOCATION*****

Kings of Chingford are delighted to offer to the market this immaculately presented two bedroom purpose built modern flat.

Located in the sought after Walthamstow Stadium Development, this wonderful property is perfectly placed with excellent transport links.

The residence itself is comprised of two double bedrooms with space for freestanding storage. The bathroom is partially tiled and finished with a modern white three piece suite as well as a separate shower enclosure.

The reception space consisting of the kitchen/dining/living room is a superb, impressive area, benefiting from dual aspect windows leading to the adjoining balcony overlooking the original historic Walthamstow Dog Stadium façade. This lovely property also boasts a utility room.

Features of the development include an on site gym, shops, off street parking.

This property is perfectly suited to first time buyers and investors.

Do not miss your chance to view this fantastic opportunity, Call 0208 524 7444 to avoid disappointment!

Kitchen/Living/Dining Room 21'1" x 22'3"

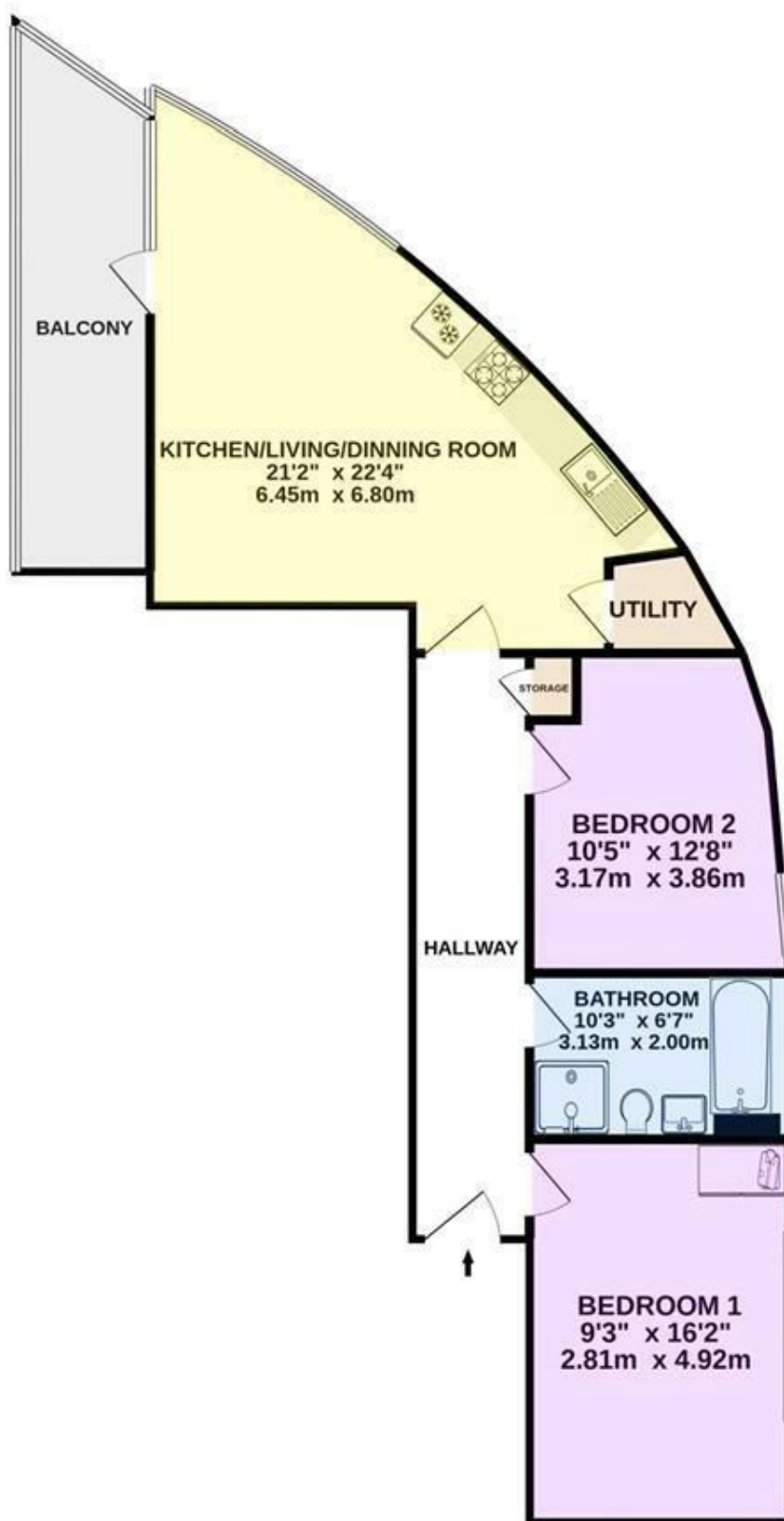
Utility Room

Bedroom 10'4" x 12'7"

Bathroom 10'3" x 6'6"

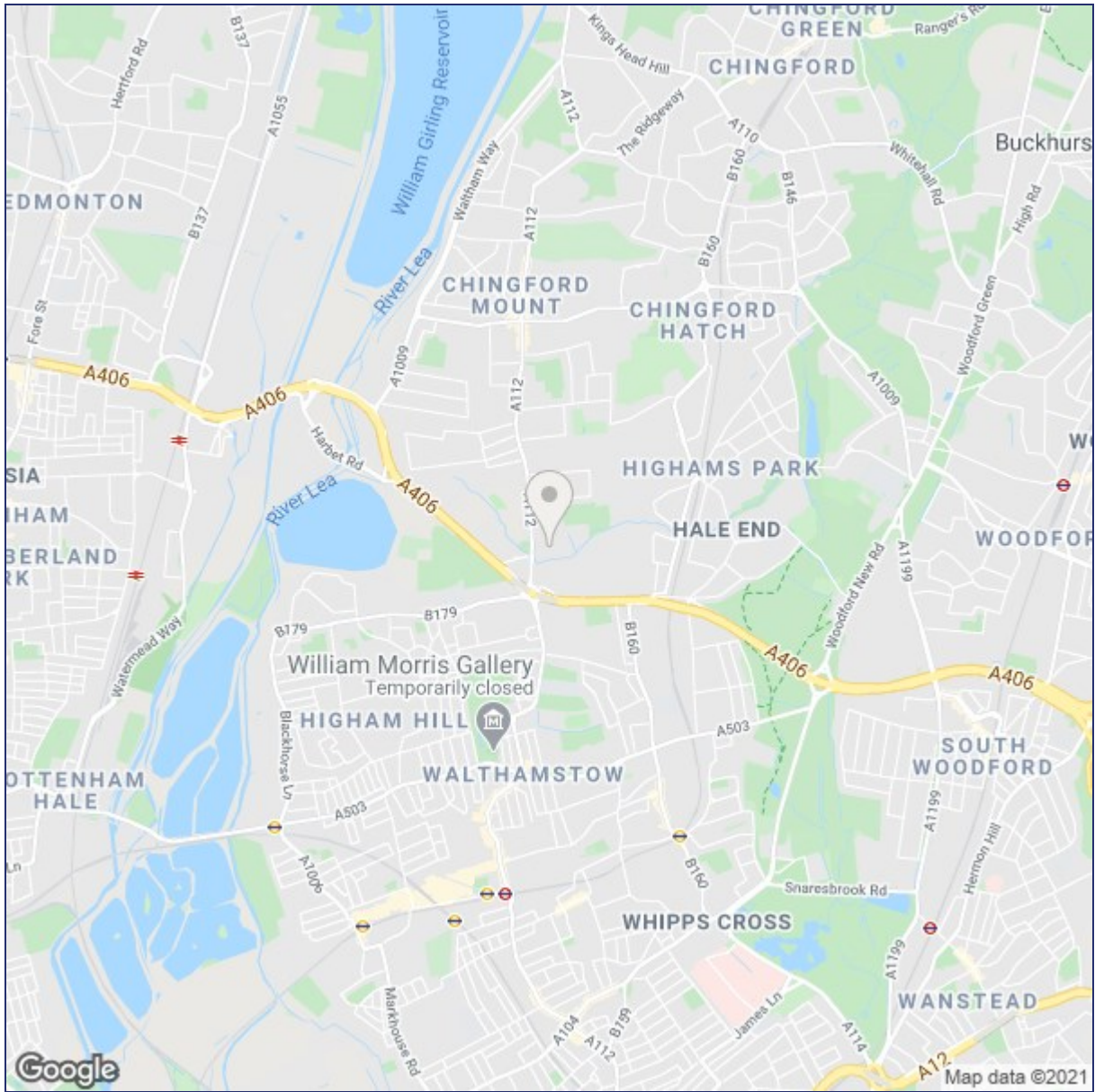
Bedroom 9'2" x 16'1"





TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84 84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
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	
England & Wales EU Directive 2002/91/EC	

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

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.

