

86 Old Church Road
Chingford
E4 8BX

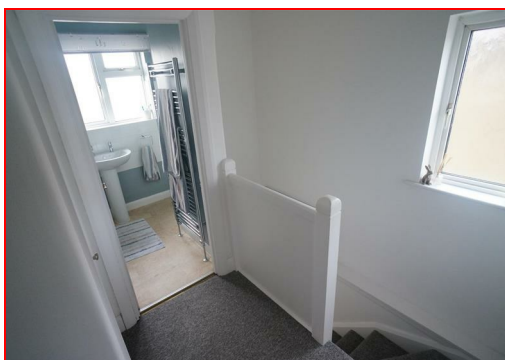
T: 0208 524 7444
www.kings-group.net



Old Church Road, E4 8DB



Asking Price £280,000 Leasehold



BRAND NEW LEASE!

KINGS OF SOUTH CHINGFORD! are delighted to offer for sale this BEAUTIFULLY PRESENTED purpose built split level maisonette located in the heart of CHINGFORD MOUNT! This spacious property boasts many features which includes, double glazing and gas central heating. To the ground floor a modern kitchen and a large lounge. To the first floor TWO double bedrooms serviced by a three piece bathroom suite. Externally to the property benefits from its own private roof terrace garden and car park.

The property is in excellent condition and is ready to be moved into!

CALL NOW to book a viewing on 0208 5247444

ENTRANCE HALL 11'98 x 5'95

LOUNGE 11'48 x 16'94

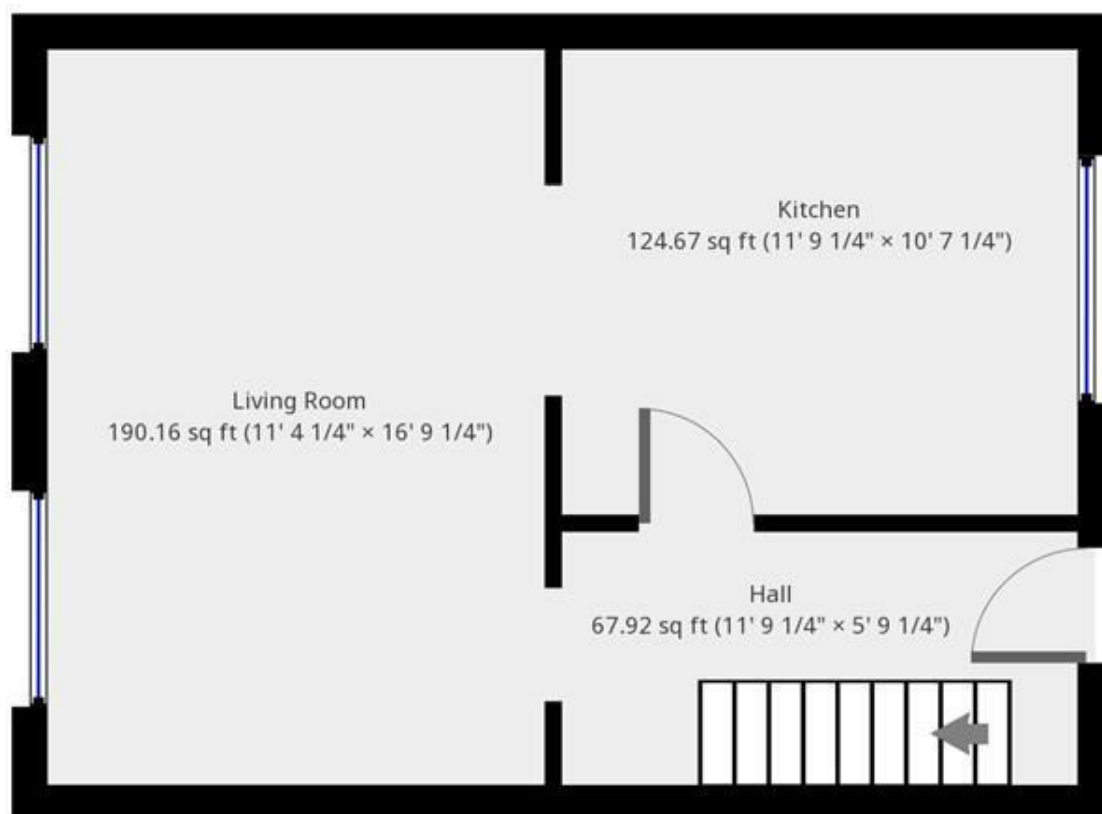
KITCHEN 10'70 x 11'90

BEDROOM 1 16'08 x 11'91

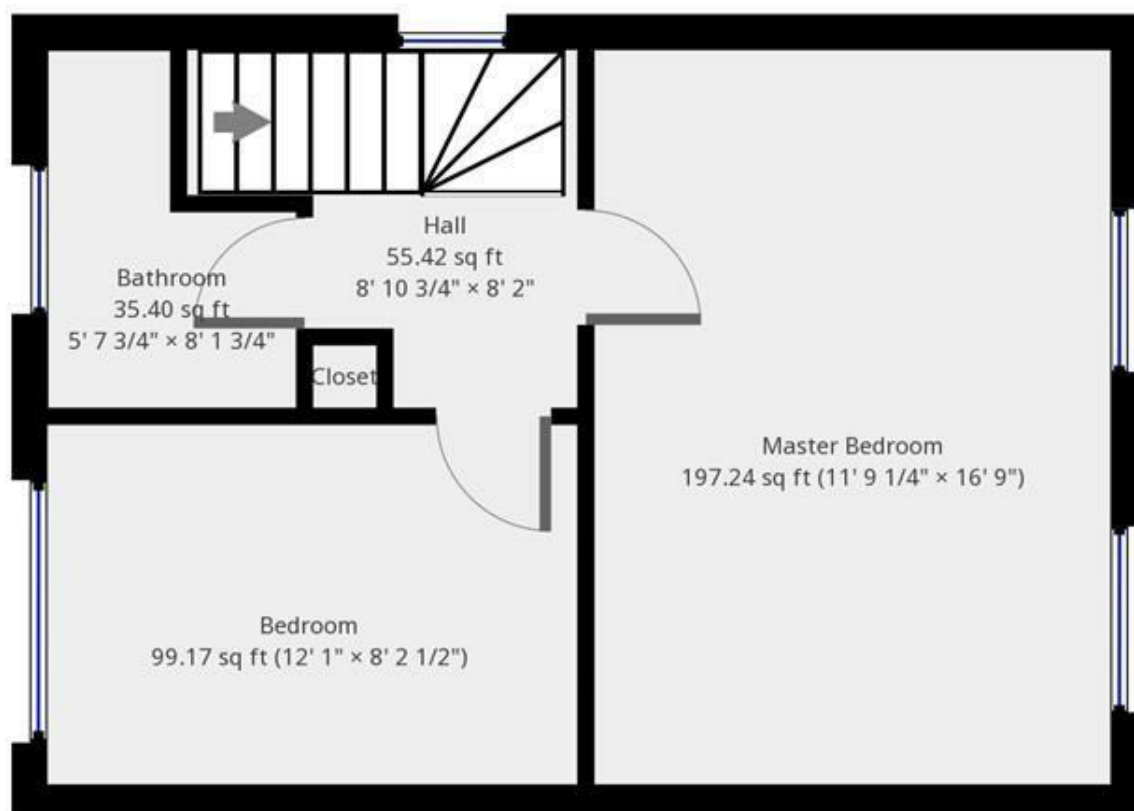
BEDROOM 2 12'01 x 8;68

BATHROOM 8'34 x 5'74

1st Floor



2nd Floor



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
61		85	53		83
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

