

86 Old Church Road
Chingford
E4 8BX

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



Louisa Oakes Close, E4 8AS



Offers In Excess Of £350,000 Leasehold



*****TWO BEDROOM TOP FLOOR FLAT*****

*****EN-SUITE TO MASTER BEDROOM*****

*****ALLOCATED PARKING*****

Kings of Chingford are delighted to offer to the market this capacious 2 double bedroom 2 bathroom apartment to the top floor of this purpose-built block in a modern development in the heart of Chingford Mount. Offering superb transport links and neighbouring Chingford Mount high street and all the amenities it has to offer.



Comprised of a spacious entrance hallway leading to a large reception room with a modern open plan kitchen consisting of wood base and eye level units, roll top work surfaces, integrated appliances and glass splash backs.



Including two double bedrooms of which the master bedroom has an en-suite shower room. The fully tiled family bathroom is complete with a modern white three piece suite..

Perfect for first time buyers or investors and ready to move straight into, This lovely property benefits from a good length lease, reasonable charges and an allocated parking space as well as communal gardens to the rear.

Call 0208 524 7444 now to arrange your COVID safe viewing and avoid disappointment.

KITCHEN/RECEPTION ROOM 26'2 x 13'3

MASTER BEDROOM 17'5 x 11'9

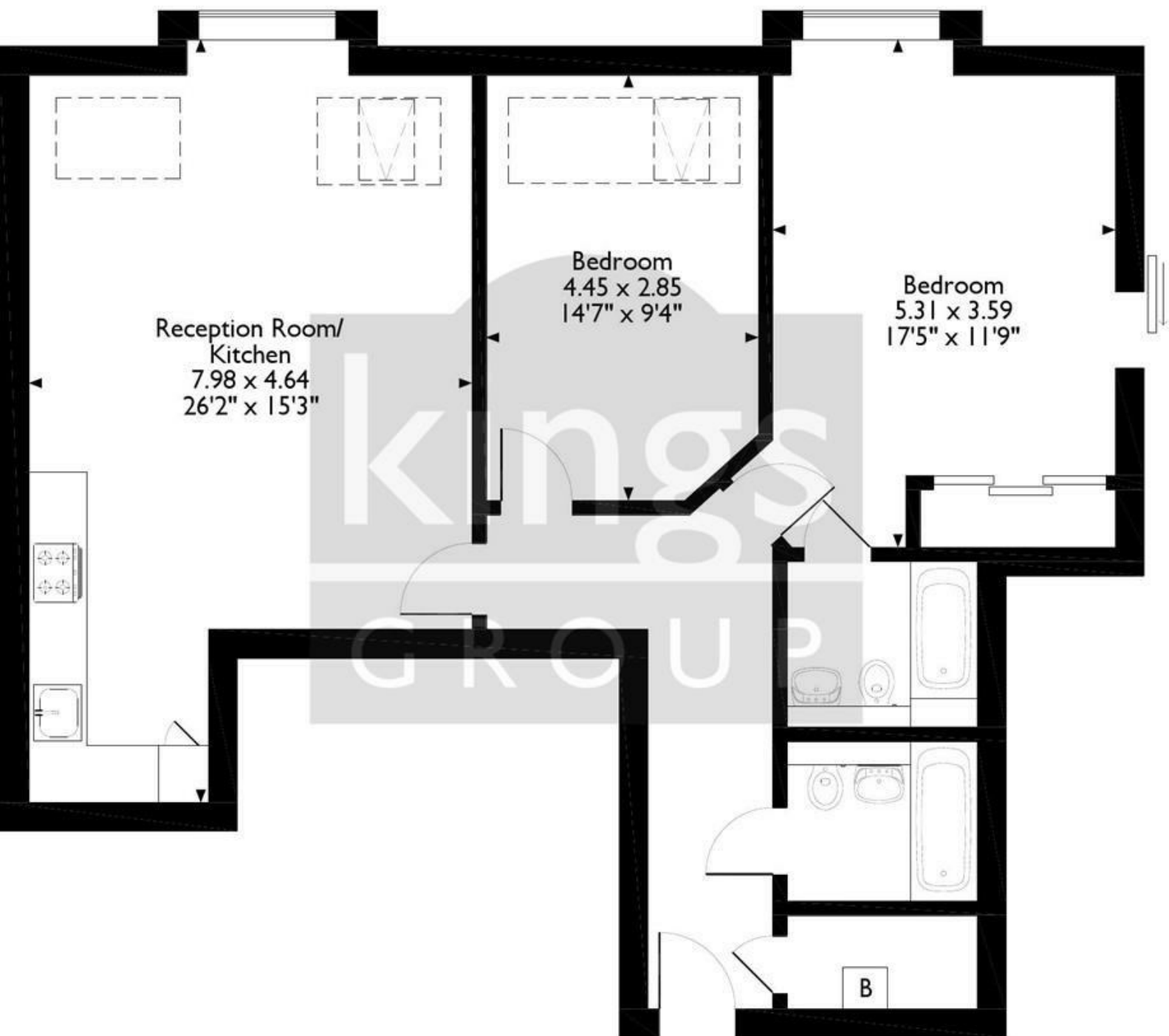
EN-SUITE

BEDROOM TWO 14'7 x 9'4

FAMILY BATHROOM



Approximate Gross Internal Area 83 Sq M/895 Sq Ft

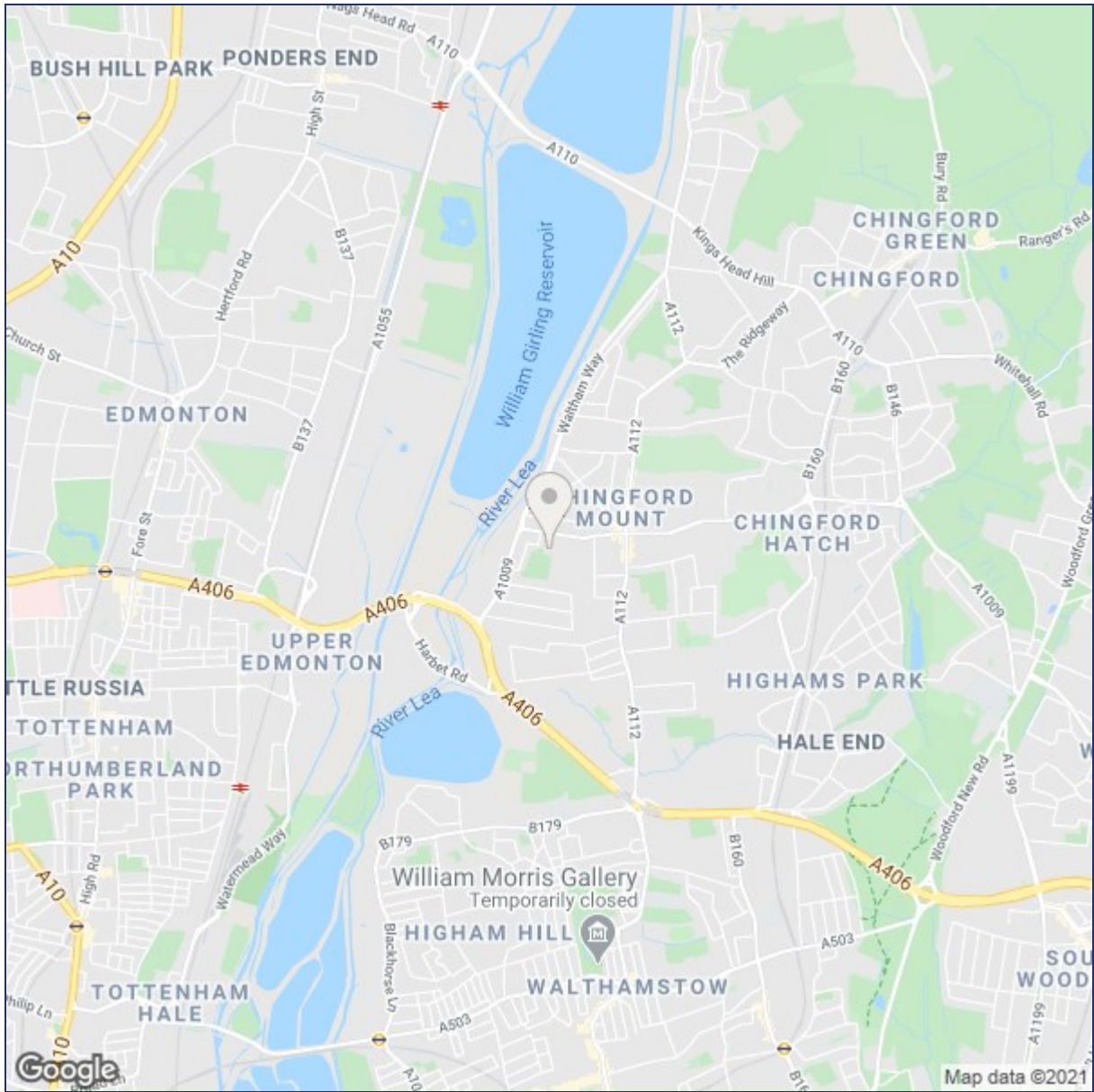


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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Energy Efficiency Rating	
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	
86	86
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	
89	89
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.

