

86 Old Church Road  
Chingford  
E4 8BX

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



## Mandeville Court, E4 8JB



**Guide Price £275,000 Leasehold**

EXTENDED LEASE!!!

## 2 BEDROOM FLAT

KINGS OF CHINGFORD ARE DELIGHTED TO OFFER FOR SALE THIS CHAIN FREE PURPOSE BUILT GROUND FLOOR FLAT SITUATED IN A MODERN DEVELOPMENT IN SOUTH CHINGFORD WITH GREAT ACCESS TO THE A406. THE PROPERTY BOASTS MANY FEATURES WHICH INCLUDE TWO GOOD SIZE BEDROOMS, DOUBLE GLAZING, KITCHEN, LARGE LOUNGE, BATHROOM. THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING.

EARLY VIEWINGS ARE ADVISED TO AVOID DISAPPOINTMENT!

CALL 0208 524 7444 TO ARRANGE YOUR VIEWING.

VIEWINGS - COVID-19 \*\*VIEWINGS ARE STILL PERMITTED DURING JANUARY 2021 LOCKDOWN RESTRICTIONS\*\*

**LOUNGE 19'10" x 8'2"**

**KITCHEN 8'11" x 8'11"**

**BEDROOM 1 11'3" x 9'1"**

**BEDROOM 2 9'1" x 8'0"**

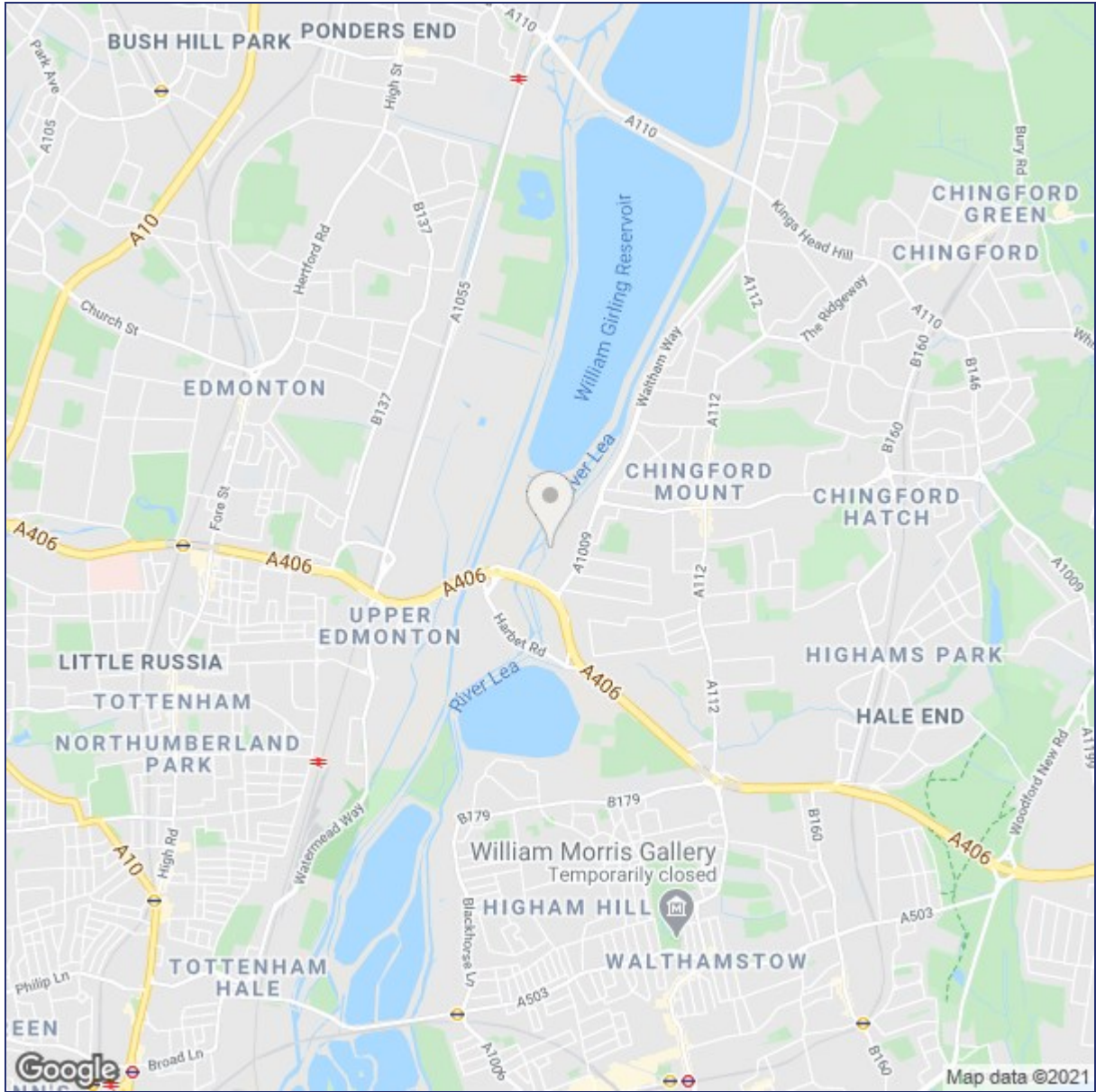
**BATHROOM 6'7" x 4'7"**



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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("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.

