

Chingford Avenue, Chingford, E4 6SX

£240,000

Coultons

PROPERTY SUMMARY

Situated on the first floor of a modern, well-maintained development, this spacious one-bedroom apartment offers comfortable living with excellent access to the amenities of Chingford. The property features a bright and generous living room with direct access to a private balcony, a good-sized fitted kitchen, a fitted bathroom, a useful storage cupboard, gas central heating, a telephone entry system, communal gardens and an allocated parking space. Both pedestrian and vehicle access to the block are secured via gated entry.

We have been advised that the lease is currently being extended and will offer over 900 years remaining, with an annual service charge of £1,248.

Positioned on Chingford Avenue, the flat is ideally located for the shopping areas of Chingford Mount and Station Road in North Chingford, where you'll find supermarkets, bars, restaurants and coffee shops. These can be easily reached via the local hopper bus. For those who enjoy green open spaces, Epping Forest provides miles of scenic walking trails, and Ridgeway Park is just around the corner, offering a perfect balance between city convenience and outdoor tranquillity.

The property would benefit from modernisation and, in our opinion, represents an excellent opportunity for a first-time buyer or someone looking to downsize.

Offered chain-free, early viewing is highly recommended.

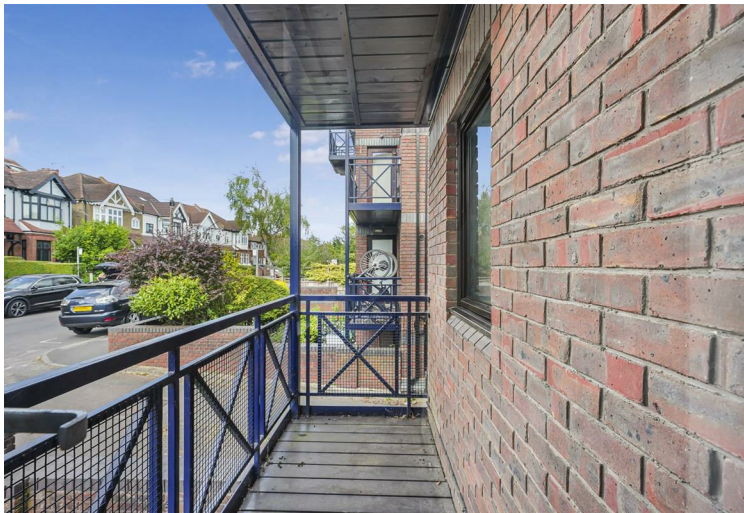
1

1

1













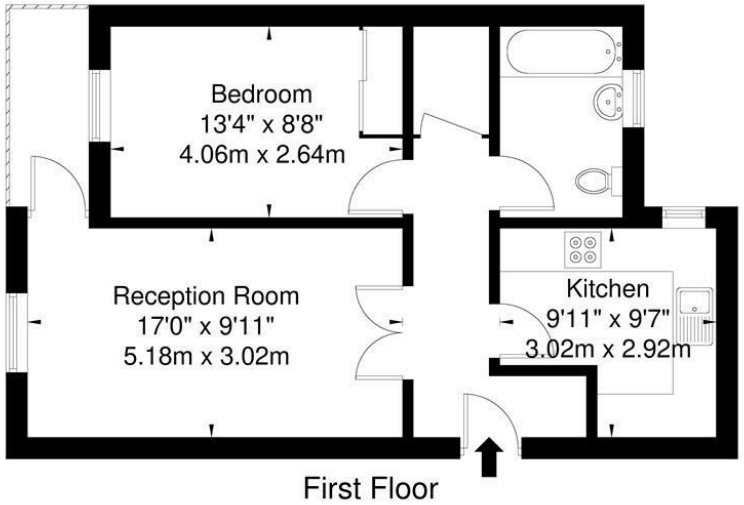






Magnolia Lodge, Chingford Avenue, London, E4 6S

Approximate Gross Internal Area = 47.6 sq m / 512 sq ft



First Floor

For Illustration Purposes Only - Not To Scale

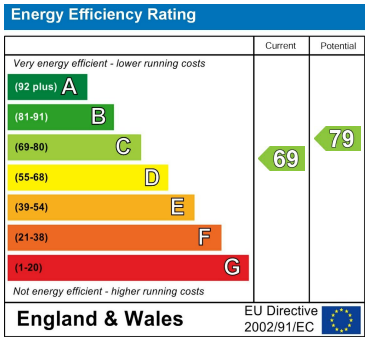
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coultons

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk