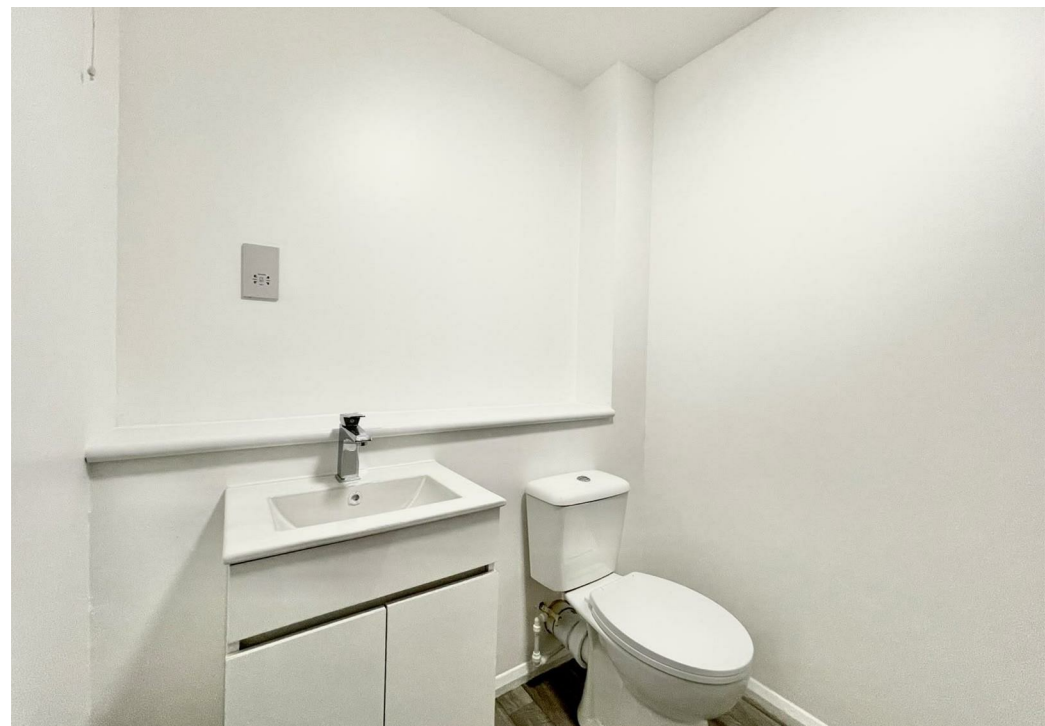
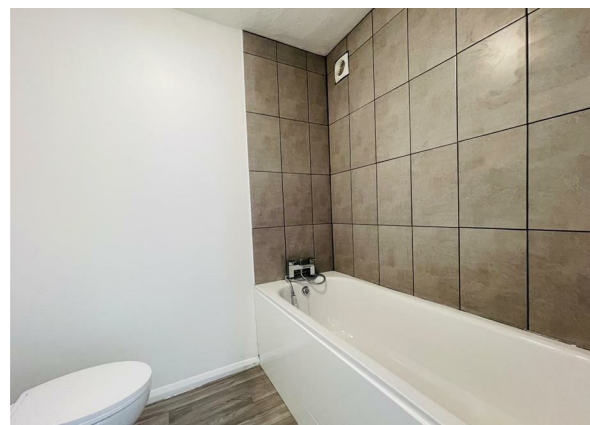
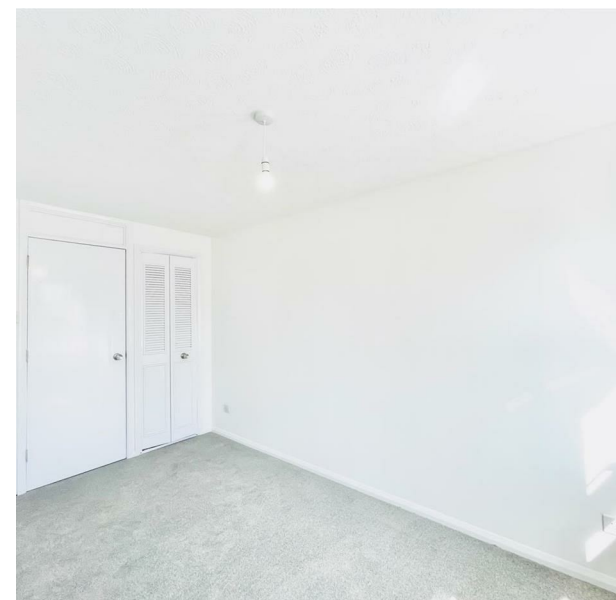
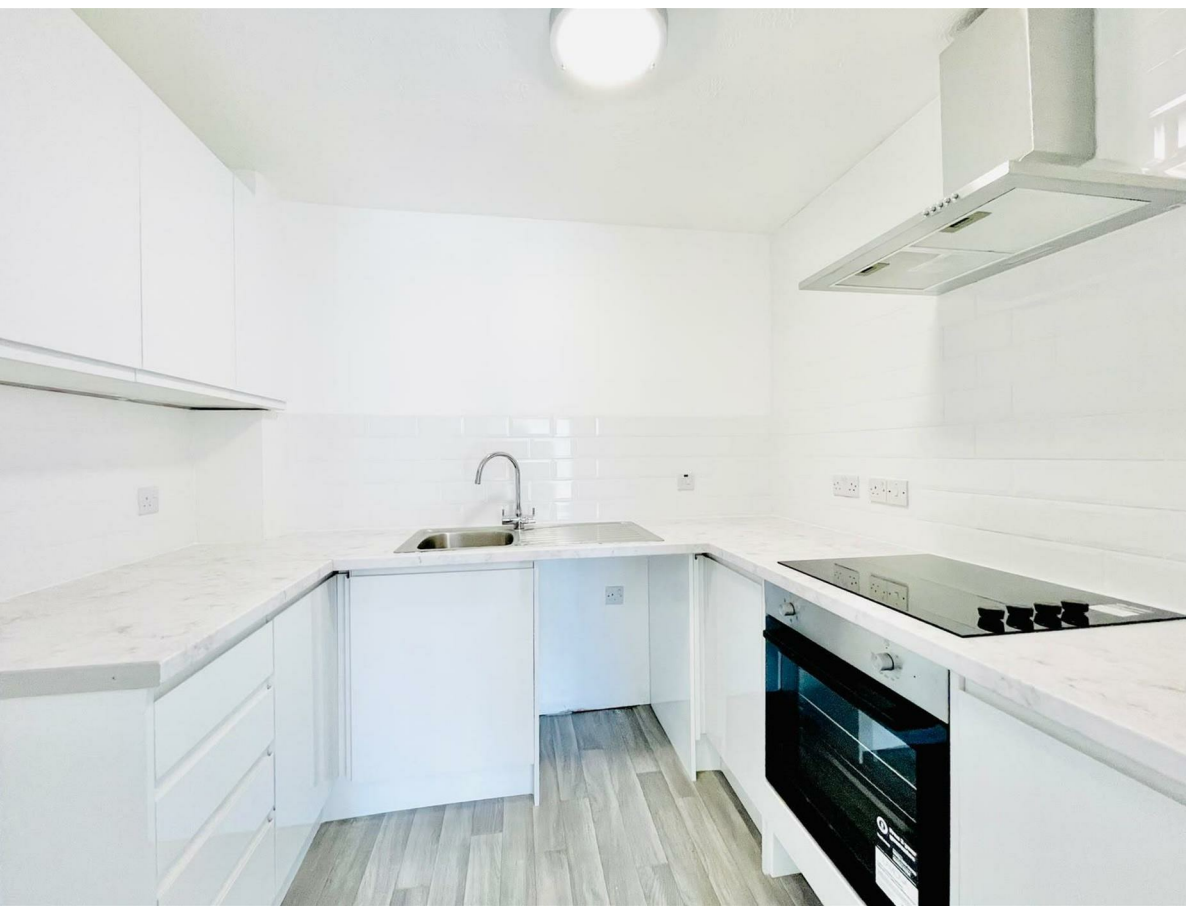


Flat 22, 26, Latchingdon Court Forest Road, London, E17 6JT  
Price Guide £275,000

**COMPLETION**  
SALES & LETTINGS



Flat 22, 26, Latchingdon Court Forest Road, London, E17 6JT

Price Guide £275,000

Council Tax Band: B

Nestled on Forest Road in London, this charming house offers an exceptional opportunity for first-time buyers and investors alike. Spanning 420 square feet, the apartment has been newly refurbished to a high standard, featuring a modern kitchen and bathroom that are sure to impress.

One of the standout features of this home is its prime location. Just a stone's throw away from Blackhorse Road tube station on the Victoria Line, commuting into central London is both quick and convenient. Additionally, the area boasts a variety of shops and recreational spots, including the picturesque Walthamstow Wetlands and the popular Breweries on Blackhorse Lane, making it an ideal setting for those who enjoy both urban and natural surroundings.

The property is situated within a secure, private gated development, ensuring peace of mind for residents. It also benefits from private parking, a valuable asset in London, as well as access to communal gardens, perfect for relaxing outdoors.

This chain-free property is ready for immediate occupancy, allowing you to move in without delay. With its combination of modern amenities, excellent transport links, and a vibrant local community, this property on Forest Road is a fantastic choice for anyone looking to make their mark in London. Don't miss out on this wonderful opportunity to own a delightful home in a sought-after area.

Lease: Approx. 149 Years Remaining

Service Charge: £1600 per annum

Ground Rent: 0

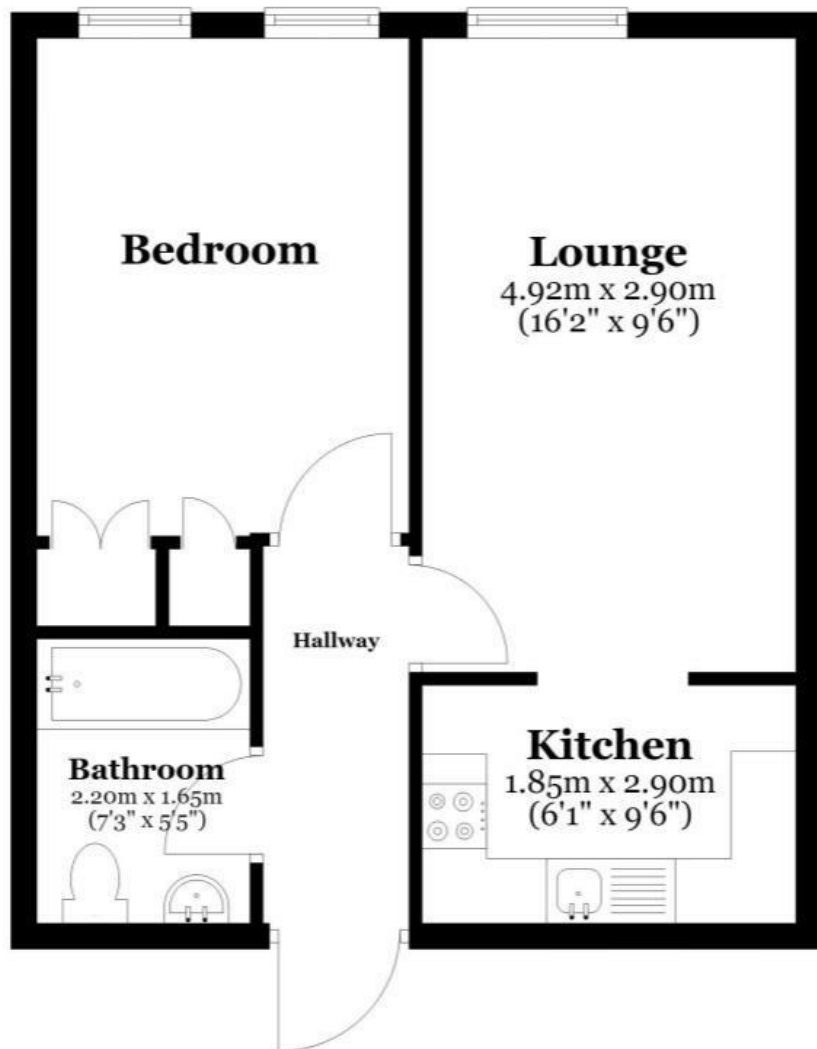






## First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 40.3 sq. metres (434.2 sq. feet)

337 Forest Road

London

E17 5JR

02085277007

enquiries@completion.co.uk

completion.co.uk

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 72      | 78                      |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |