

## SCHOLARS ROAD, CHINGFORD E4



**\*\* EXCELLENT OPPORTUNITY \*\* THIS ONE BEDROOM GARDEN FLAT \*\*  
Victorian Style CONVERSION \*\* The Property is Situated within This  
POPULAR RESIDENTIAL TURNING \*\* In Our Opinion Ideally Located for  
Local SHOPPING FACILITIES & The Vibrant Shopping Parades on Station  
Road, Chingford with its Choice of Independent Retailers, Coffee Bars,  
Restaurants & General Stores \*\***

**\*\* The Property Also Having Access to LOCAL TRANSPORTATION LINKS  
Including Buses to many Routes \*\* CHINGFORD RAIL STATION Leading to  
LONDON'S LIVERPOOL STREET STATION \*\* WALTHAMSTOW STATION  
with it's TUBE CONNECTION For The Victoria Line Leading to Kings Cross  
& Euston Stations \*\* \***

**\*\* IN OUR OPINION EXCELLENT OPPORTUNITY FOR FIRST TIME  
BUYERS \*\* FIRST TIME LANDLORDS \*\* PROPERTY INVESTORS In Adding  
to Existing Portfolio's \*\* The PROPERTY IS OFFERED CHAIN FREE \*\*  
Viewings Highly Recommended \*\***

**GUIDE PRICE: £325,000 LEASEHOLD**

## PROPERTY DETAILS:

### ENTRANCE:

Communal entrance and door to:

### RECEPTION ROOM:

13' 4" x 10' 4" (4.06m x 3.15m)

Window to front aspect, radiator, feature fireplace surround, coving to ceiling, rose crown to ceiling, dado rail and wooden flooring.

### HALLWAY:

Radiator, dado rail, storage cupboard and storage cupboard housing electric meter.

### BEDROOM:

10' 11" x 9' 4" (3.33m x 2.84m)

Double glazed window to rear aspect, picture rail and radiator.

### KITCHEN:

12' 9" x 9' 8" (3.89m x 2.95m - Narrowing to 5'0)

Window to rear aspect, wooden flooring, partly tiled walls, radiator, one and a half bowl stainless steel drainer sink unit with mixer taps cupboards under, base eye level units, ample work top surfaces, plumbed for washing machine, electric cooker point and cupboard housing boiler.

### SEPERATE WC:

Window to side aspect, fully tiled walls and flooring, low fush wc and heated towel rail.

### BATHROOM:

Window to rear aspect, fully tiled walls & flooring, radiator, panelled bath with mixer taps and shower attachment, wash hand basin.,

### CONSERVATORY/LEAN TO:

9' 11" x 8' 10" (3.02m x 2.69m)

Window & door to rear aspect and radiator.

## EXTERIOR:

Garden to rear aspect, mainly laid to lawn, mature shrub boarders and off street parking.

## ADDITIONAL NOTES:

In our opinion the Property would suite FIRST TIME BUYERS stepping onto the Property Ladder or Property Investors. The Property having Access to Local Bus Routes, Chingford Rail Station which leads into London's Liverpool Street and Tube Connection at Walthamstow Central for the Victoria Line.

The property if were to be offered for the Local Rental Market, the property would, in our opinion and subject to local market conditions and market activity, the monthly achievable sum to be in the region of £1400.00 - £1500.00 per calendar month.

## ADDITIONAL INFORMATION:

Please Note :

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**Viewing is strictly by appointment via the Enfield Office on 020 8805 8533**

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externally-internally to the property this includes to past or present or future liabilities.

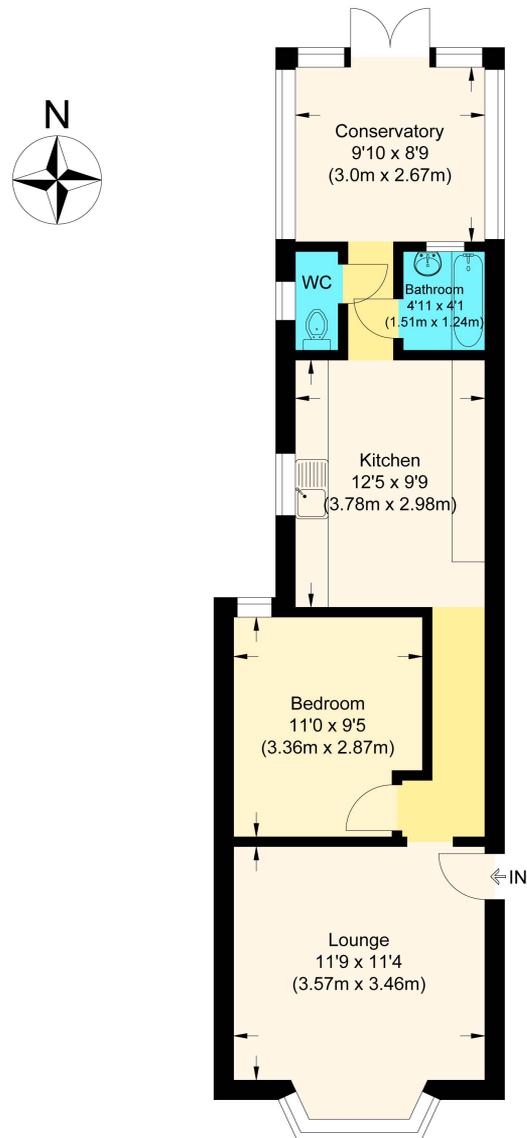
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## Scholars Road, Chingford, E4 7HH

Approximate Gross Internal Floor Area : 52.30 sq m / 562.95 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>	52	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	

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