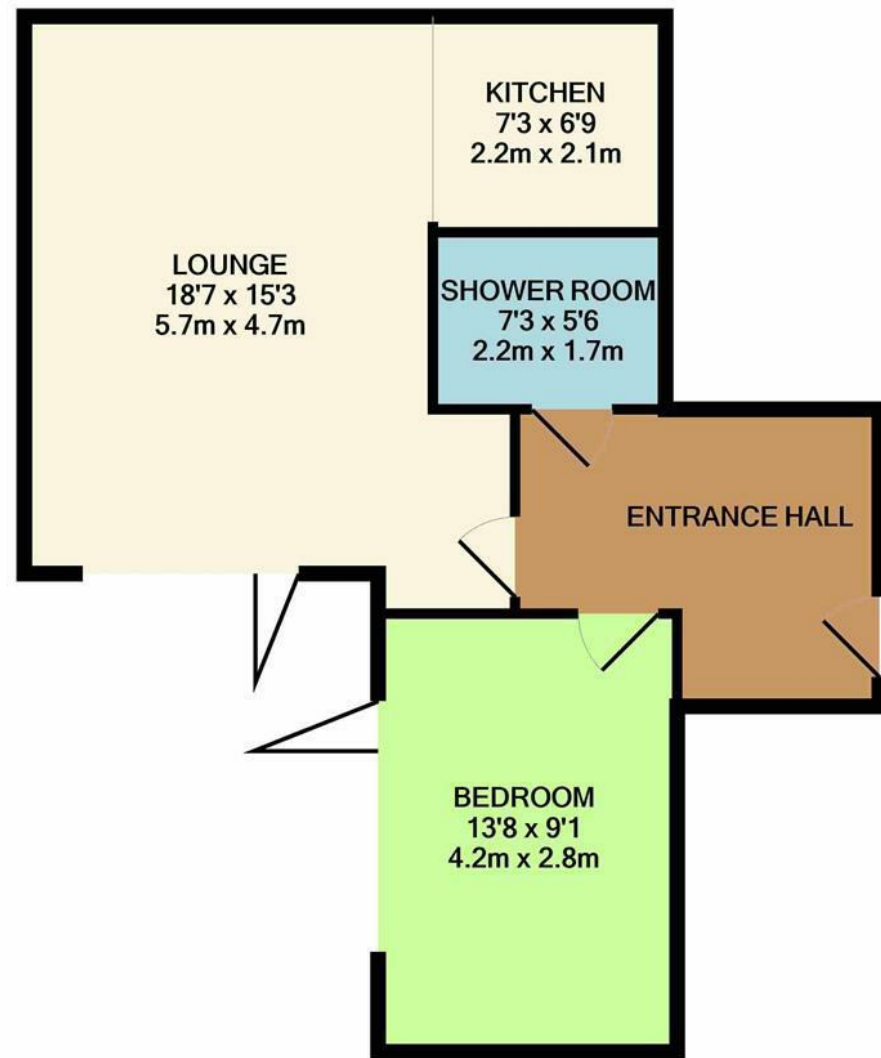


MODERN BEAUTY!!! Beautiful one bedroom ground floor flat which is only moments away from the main line station and is being offered with no onward chain.



TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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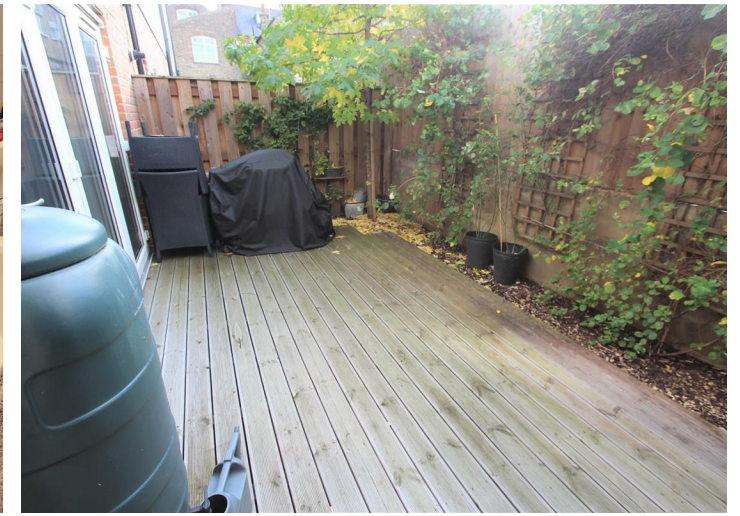
Connaught Avenue, North Chingford, E4
Offers Over £300,000 Leasehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.





Lounge Area
17'4 x 15'3

Kitchen Area
7'3 x 6'9

Bedroom
13'8 x 9'1

Courtyard Rear Garden

MODERN BEAUTY!!! beautiful one bedroom ground floor flat which is ONLY MOMENTS AWAY FROM THE MAIN LINE STATION and the RANGE OF QUALITY BARS AND RESTAURANTS. The property which was built approximately six years ago is being offered with NO ONWARD CHAIN and benefits from OWN COURTYARD STYLE REAR GARDEN, FITTED KITCHEN, SECURITY ENTRYPHONE SYSTEM, BEDROOM WITH FITTED WARDROBES, TILED SHOWER ROOM and we feel would make an IDEAL FIRST PURCHASE.

