

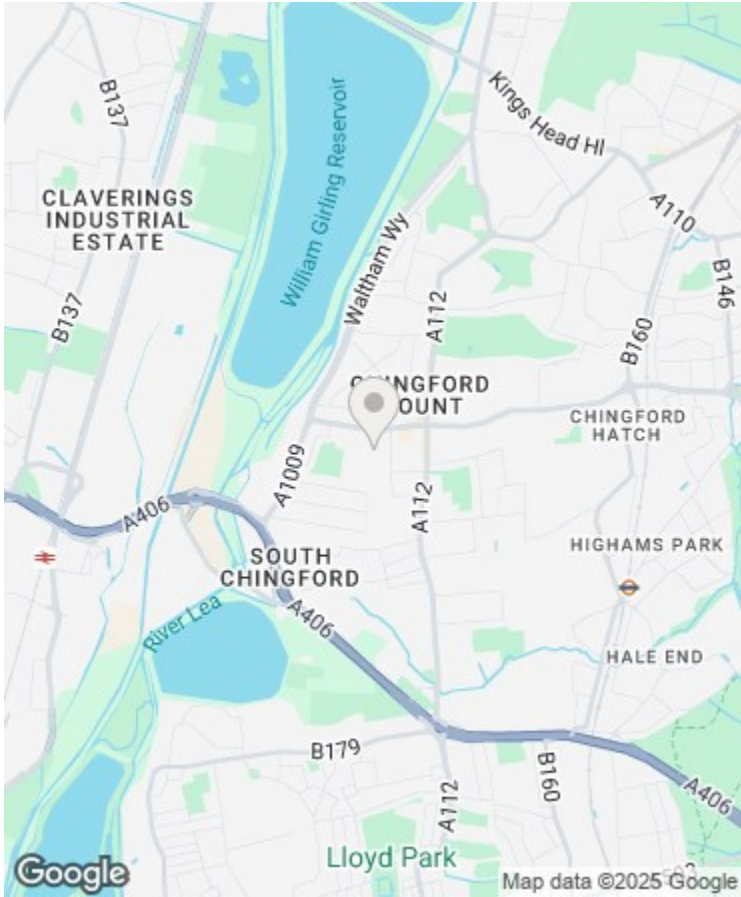
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

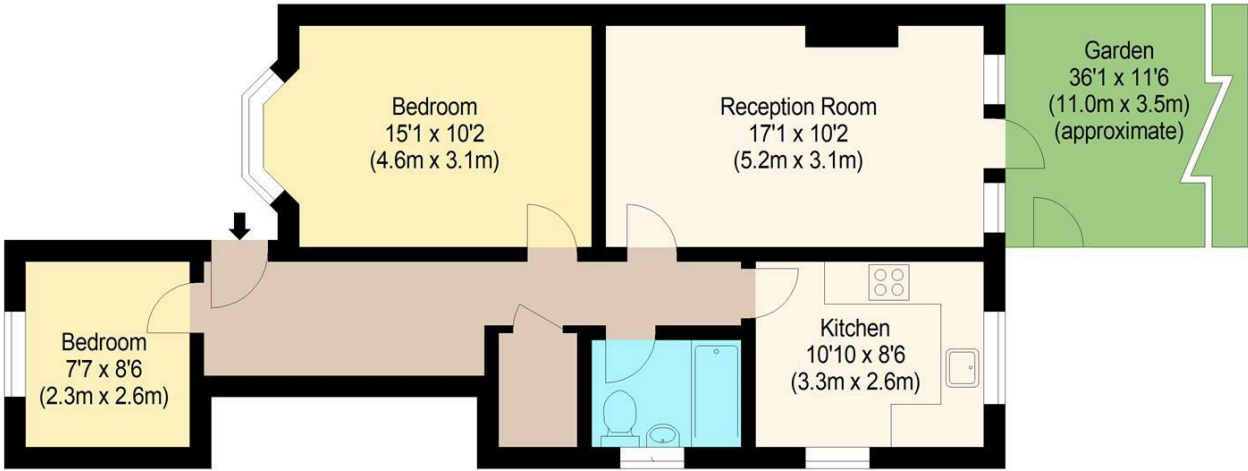
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



14 Chase Gardens, Chingford, London, E4 8LB

Guide Price £325,000

- Two bedrooms
- Convenient location
- New lease on completion
- Private garden
- complete chain above
- Maisonette
- Garage
- Good condition
- Ground floor
- Close to Amenities



Ground Floor

william rose  
Chase Gardens, E4

Approximate Gross Internal Floor Area : 60.85 sq m / 655 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

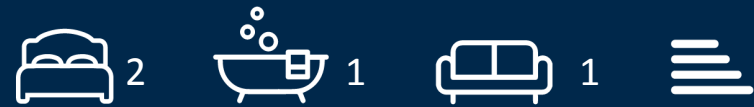
lpaplus.com

Date: 18/12/2024



## 14 Chase Gardens, London E4 8LB

This delightful two-bedroom maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 655 square feet and benefitting from private garden, garage and new lease on completion.



Council Tax Band: C



\*Current owner will be extending the lease to circa 164 years\*

Nestled in the sought-after Crescent Gardens, just moments from the vibrant amenities of Chingford Mount, this beautifully presented two-bedroom ground floor maisonette offers the perfect blend of comfort and convenience.

Boasting a private entrance, the property welcomes you into a bright and airy living space, tastefully decorated to create a warm and inviting atmosphere. The generously sized bedrooms provide ample space for relaxation, while the modern kitchen and bathroom are thoughtfully designed with contemporary finishes to cater to all your needs.

Step outside to discover a private garden, an idyllic retreat for outdoor dining, gardening, or simply unwinding in the fresh air. Adding to the appeal is a private garage, offering secure parking or additional storage space.

With its excellent location, just a short stroll from Chingford Mount's shops, cafes, and transport links, this delightful maisonette is an ideal choice for first-time buyers, downsizers, or investors. A rare gem not to be missed!

### Property Information / Disclaimer

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.