

Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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	



Total area: approx. 88.9 sq. metres (957.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Plan produced using PlanUp.

Parade Gardens



34 Parade Gardens, London, E4 8BJ

Offers Over £500,000

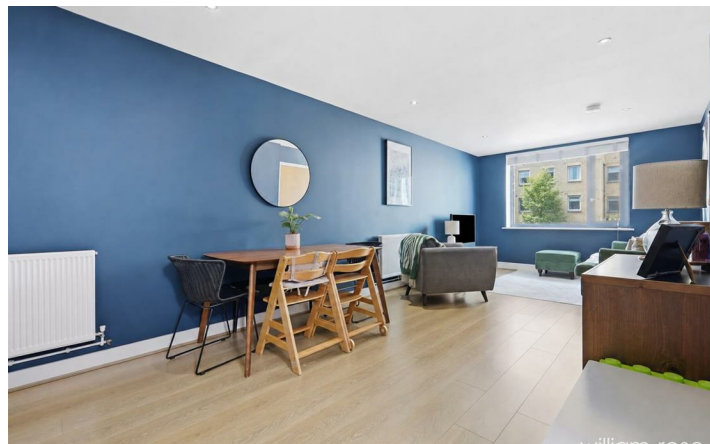
- Modern three-storey house
- Spacious reception room
- Ground floor WC
- Private top-floor terrace
- Popular Parade Gardens location
- Two double bedrooms
- Contemporary fitted kitchen
- Family bathroom
- Excellent storage space
- Easy access to Highams Park, A406 and M11

34 Parade Gardens, London E4 8BJ

Trendy two bedroom home in Parade Gardens, Chingford with a private roof terrace close to Highams Park.



Council Tax Band: D



Modern Two-Bedroom House for Sale – Parade Gardens, Chingford

Situated within Parade Gardens development in Chingford, this modern and well-presented two-bedroom house offers spacious and versatile accommodation arranged over three floors.

The ground floor comprises a contemporary fitted kitchen, a generous reception room providing ample space for both living and dining, a convenient guest cloakroom/WC, and a useful storage cupboard.

On the first floor, there are two well-proportioned double bedrooms and a modern family bathroom, making the property ideal for first-time buyers, professionals, or small families.

The top floor features a private balcony, offering an attractive outdoor space to relax and enjoy elevated views of the surrounding area.

Additional benefits include modern décor throughout, excellent storage, and a desirable location close to local amenities, schools, transport links, and the open spaces of Chingford.

Highams Park is a short walk from the property, where you can enjoy local shops, restaurants and cafes, or you could hop on the Overground to Liverpool Street station, which takes 20 min. From Parade Gardens you have easy access to A406, M11, Walthamstow and the surrounding areas. The house is part of the redevelopment of the historic Walthamstow Stadium. There is a large Sainsburys and Morison near by as well as a gym on site and Comfort Angelz Daycare.

A fantastic opportunity to acquire a stylish home in a convenient and well-connected Chingford location.

Freehold property with service charge £135,01 per calendar month, which covers servicing the communal areas and playground.

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.