

## Directions

## Viewings

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

## EPC Rating

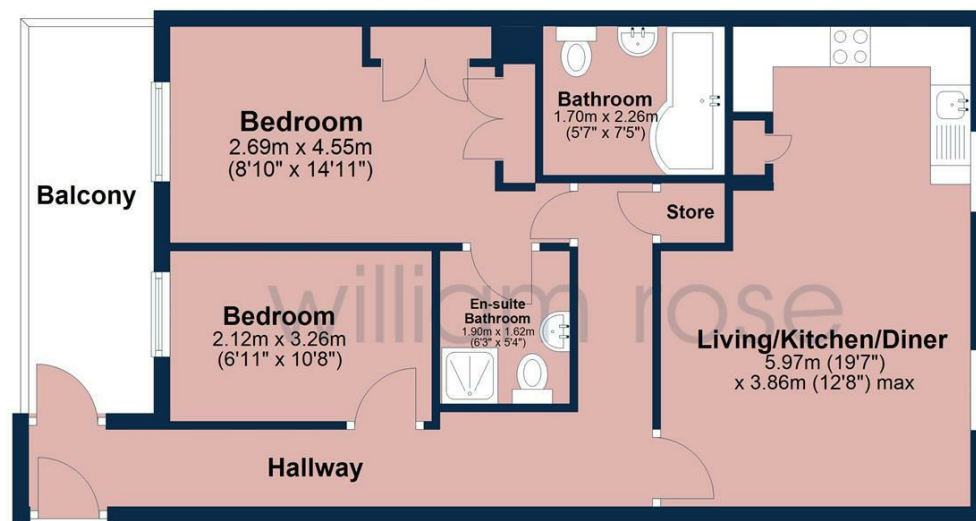
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## First Floor

Approx. 57.7 sq. metres (620.6 sq. feet)  
(excluding En-suite Bathroom, Balcony)



Total area: approx. 57.7 sq. metres (620.6 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. □

**Ashton Court**



Flat 37 Connington Crescent, Chingford, London, E4 6LW

Offers Over £350,000

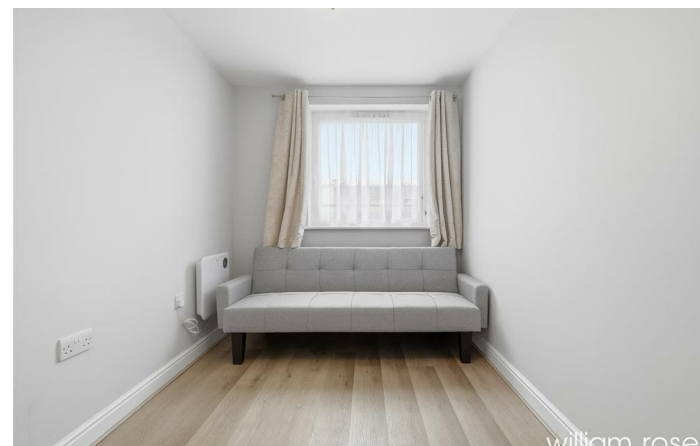
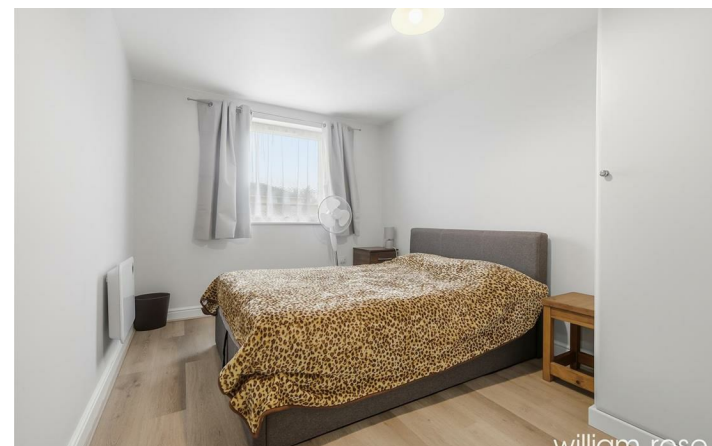
- Two Bedroom First Floor Apartment
- Modern Open Plan Kitchen
- Newly Refurbished Throughout
- Walking Distance to Highams Park Overground Station
- Leasehold
- Two Bathroom's
- Balcony
- Residents Parking
- Close to Shops & Amenities
- 104 Years Remaining

## Flat 37 Connington Crescent, London E4 6LW

Located in Chingford Hatch, this newly refurbished two bedroom, first-floor apartment offers an excellent opportunity for both first-time buyers and investors alike.



Council Tax Band: D



The property features a spacious and bright living/kitchen/dining area, perfect for modern living and entertaining. The kitchen has been newly refurbished to a high standard, complemented by two stylishly updated bathrooms, including an ensuite, providing a fresh and contemporary feel throughout.

There are two well-proportioned bedrooms, along with a private balcony offering a pleasant outdoor space to relax. Additional benefits include a useful storage area and a welcoming hallway layout that enhances the sense of space.

Ideally located close to a range of local shops, amenities, and transport links, the property is just a short distance from Chingford Station, making it perfect for commuters.

A fantastic turnkey home in a convenient and sought-after location.

E.P.C Rating: TBC  
Council Tax Band: D  
London Borough of Waltham Forest  
Leasehold (approx.104 years remaining)  
Service Charge: £1500 approx. per annum  
Ground Rent: £100 approx. per annum

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.