

## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	75
(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	



Ground Floor First Floor

Chingford Avenue, IG8

Approximate Gross Internal Floor Area : 50.82 sq m / 547 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.

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Date: 21/1/2025



## First Floor Flat 77a Chingford Lane, Woodford Green, IG8 9QS

Price Guide £300,000

- One Bedroom,
- First Floor,
- Lounge/Diner with Feature fireplace,
- Family Bathroom,
- Close to Highams Park,
- Ex-Warner Style,
- Well-proportioned Bedroom,
- Modern Fitted Kitchen,
- Fully-Boarded Loft with Power,
- Walking Distance to Amenities & Schools,

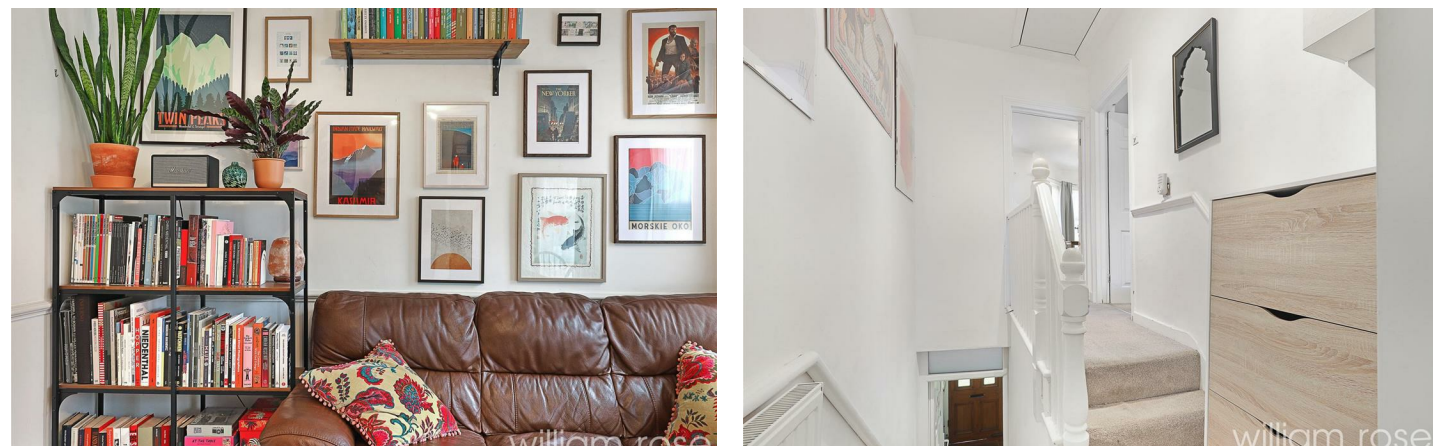
# First Floor Flat 77a Chingford Lane, Woodford Green

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**\*SOLD BY WILLIAM ROSE\*** \*Guide Price £300,000 - £325,000\* This charming ex-warner one-bedroom first-floor apartment is located on the desirable Chingford Lane in Woodford Green, offering a great blend of comfort and convenience. The property is ideally positioned close to a range of local amenities, including shops, cafes, and transport links. With Woodford Green's renowned green spaces, such as Epping Forest, just a short distance away, this is a perfect spot for those who enjoy a relaxed, suburban lifestyle without sacrificing access to nearby conveniences.



Council Tax Band: C



As you enter the property, you are greeted by a staircase leading to the main living accommodation. The landing offers a welcoming space and leads to a spacious lounge/diner featuring a large bay window, allowing natural light to fill the room and a lovely feature fireplace that adds character to the space. The well-proportioned bedroom comes with built-in wardrobes, providing plenty of storage. A modern fitted kitchen offers a practical layout, and at the rear of the property, you'll find a generous family bathroom. Further benefits include a fully boarded loft which has a Velux window and power accessible via a pull-down ladder. The apartment is a perfect choice for first-time buyers or those looking for a comfortable, low-maintenance living space.

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.

Chingford Lane is a peaceful and sought-after street in Woodford Green, offering a mix of suburban charm and excellent local amenities. The area benefits from a range of shops, restaurants, and cafes, providing everything you need on your doorstep. Woodford Green Station, with direct access to central London via the Central Line, is also within easy reach, making it ideal for commuters. For outdoor enthusiasts, the nearby Epping Forest offers an abundance of scenic walking and cycling routes. The area is home to good schools and has a strong sense of community, making it perfect for young professionals, couples, or small families looking for a blend of convenience and tranquillity.

## Property Information / Disclaimer

LEASEHOLD

Lease Length: 169 years

Service Charge: £960 per annum + £250 per annum buildings insurance contribution

Ground Rent: £0 per annum

EPC Rating: c

Council Tax Band: C (Waltham Forest)

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