

86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net



Larkshall Road, E4 6NT



Guide Price £400,000 Leasehold - Share of Freehold



Chain free! Kings South Chingford are pleased to offer this lavish new build Ground floor maisonette in Highams park. Equally ideal for a first time buyer, buy to let investment or someone looking to downsize this property is very versatile and offers so much to any potential buyer. Inside the property has been decorated tastefully and neutrally, with wooden flooring and designer radiators throughout. The property is gas central heating and naturally double glazed. off of the long hallway is the grand kitchen/diner open planned with the integrated kitchen including a fridge freezer, washing machine/dryer dishwasher, microwave, oven and hob as well as Quartz worktops and pull out space saving cupboards. The luxury four piece bathroom suite includes a Jacuzzi bath & a shower that has steam and massage features and radio and you can connect to Bluetooth. The two bedrooms are both good sized doubles with one having a large storage cupboard. Outside the garden is a very generous size and has artificial grass with conifer borders and extends to the rear of the property the section of which is gravelled. To the front there is off street parking on the driveway. Being sold with share of freehold and being located just over half a mile from Highams Park station and near to local shopping and bus routes this property really has lots to offer and should be viewed to really appreciate whats on offer. Call now to arrange a viewing:02085247444



LARKSHALL ROAD E4
TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 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.

Made with Metropix ©2018.



Energy Efficiency Rating		Environmental Impact (CO ₂) 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			
	76	76	
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		85	85
England & Wales		EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

