



Echo Heights North Chingford E4 7JZ

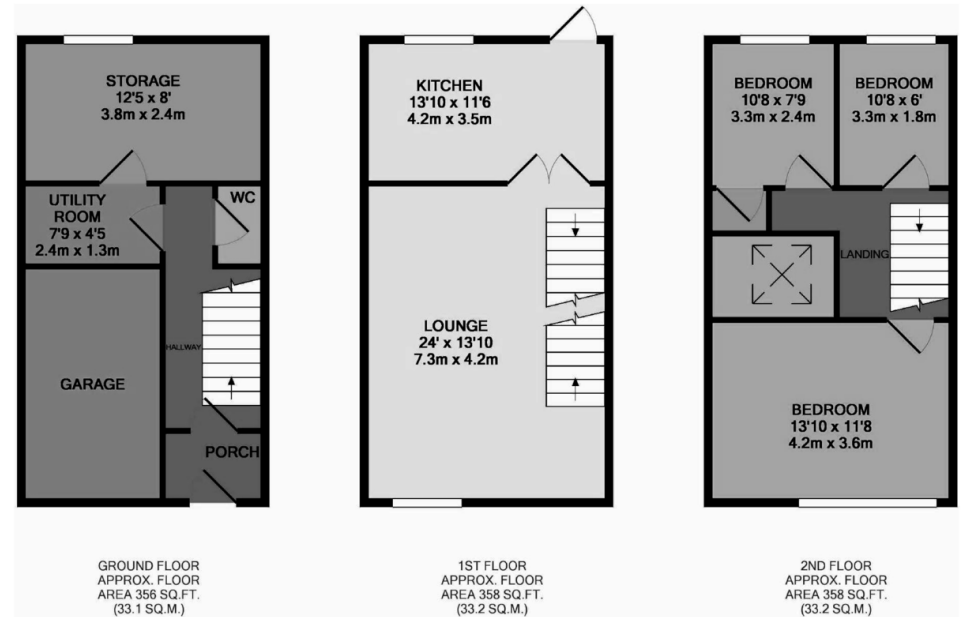
Stunning views of Kind George Reservoir we are delighted to offer this spacious three bedroom end terraced town house, tucked away in this quiet cul-de-sac within the sought after North Chingford. The property which is being offered with no onward chain benefits from integral garage via own driveway, newly, fitted kitchen/diner, family bathroom, ground floor wc, approx 30ft rear garden, additional attractive communal gardens, large storage area.

Asking Price Of £475,000

- Three Bedroom End Terrace House
- Large Kitchen / Breakfast Room
- Integral Garage & Off Street Parking
- 24FT Lounge / Diner
- Potential To Convert Garage STPP

Echo Heights, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 1071 sq.ft / 99. sq.m



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Coultons Chingford

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