

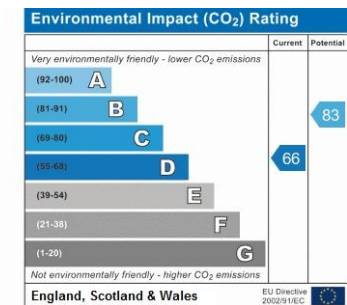
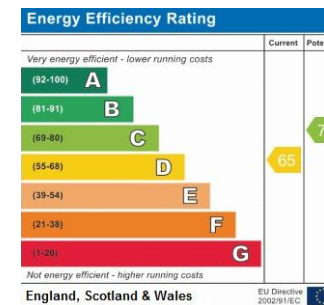
## Station Road North Chingford E4 7BE

Coultons are pleased to offer for sale this spacious one bedroom apartment situated within a three minute walk of Chingford Station and on top of Station Road's many shops, cafes, bars and restaurants Edward Taub are pleased to be able to offer this spacious apartment.

The property benefits from a good sized double bedroom with en suite bathroom, a large open plan living space with a quality modern fitted kitchen.

## Asking Price Of £229,950

- One Double Bedroom
- First Floor Apartment
- Ideal Investment Opportunity
- Great Location / Close to Epping Forest Open Spaces
- Chain Free Sale



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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