

St.
John's Road,
Chingford E4 9TB

2,300 Monthly *



- REFURBISHED THROUGHOUT
- Brand New Kitchen
- Brand New Carpets
- Redecorated
- 1 x Ground Floor Bedroom
- 3 x First Floor Bedrooms
- Living Room
- Separate Dining Room
- Double Glazed & Gas Central Heating

Ref: PRA10712

Viewing Instructions: Strictly By Appointment Only



General Description

REFURBISHED 4 BED FAMILY HOUSE: This stunning house offers spacious well designed rooms and benefits from a brand new kitchen and new carpets throughout. CALL NOW

Accommodation

Entrance Porch

Hallway

G/F Bedroom 4 (11' 9" x 10' 11") or (3.57m x 3.32m)

Living Room (12' 1" x 10' 9") or (3.68m x 3.27m)

Dining Room (17' 2" x 9' 4") or (5.24m x 2.85m)

Kitchen (11' 6" x 6' 10") or (3.51m x 2.09m)

Landing

Bedroom 1 (11' 11" x 10' 10") or (3.62m x 3.30m)

Bedroom 2 (11' 11" x 9' 11") or (3.64m x 3.02m)

Bedroom 3 (7' 1" x 6' 10") or (2.16m x 2.09m)

Family Bathroom Wc (7' 10" x 5' 5") or (2.40m x 1.64m)

Covered Garden Patio

Private Rear Garden

Detached Garage/Shed

Off Road Parking

Services

EPC Rating:55

Council Tax

Band Not Specified



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.