

# McRae's

Wyemead Crescent, Chingford E4 6HN

**A BRILLIANT FIRST TIME PURCHASE...  
OR POTENTIAL BUY TO LET OPPORTUNITY...  
AND OFFERED WITH NO ONWARD CHAIN!**



**Guide Price £259,995 Leasehold**

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**This is a REALLY SPACIOUS APARTMENT forming part of an established complex located within comfortable walking distance of North Chingfords popular and busy high street facilities, with its cafes, bars, and restaurants, together with a Main Line Station serving London Liverpool Street, Walthamstow Central and the Victoria Line.**

**The Flat offers excellent space as a potential first home, and is nicely laid out with a Hall, very useful walk in Utility, good size Lounge, fitted Kitchen, modern Bathroom and a LARGE DOUBLE BEDROOM. There is also NO ONWARD CHAIN to hold matters up!!**

**Entrance**

Ground floor security phone entry with door release.

**Reception Hall**

**Lounge Dining Room (14' 09" x 10' 06") or (4.50m x 3.20m)**

A sizeable, and very comfortable Living space, with large double glazed windows providing natural light, plus a double radiator to one side.

**Kitchen Breakfast Room (9' 09" x 8' 06") or (2.97m x 2.59m)**

Of good size and comprises a range of wall and base units in a matching design, incorporating drawers and cupboard space, return worktops, single bowl and drainer sink unit with mixer tap, part tiled walls, canopy style extractor, concealed wall mounted boiler serving the hot water and central heating system, tiled flooring and part tiled walls, space for table and chairs, double glazed window to the rear elevation

**Bedroom 1 (11' 06" x 10' 09") or (3.51m x 3.28m)**

Larger than average, with a Double glazed window to the front elevation, and radiator to one side.

**Bathroom (7' 04" x 5' 03") or (2.24m x 1.60m)**

Suite comprises panel enclosed bath with shower mixer tap, pedestal and wash hand basin with mixer tap, low flush wc, wall mounted mirror faced cabinet, radiator to one side, part tiled walls.

**Utility Room**

Useful walk in storage/cloaks cupboard, also housing meters.

**Local Authority & Council Tax Band**

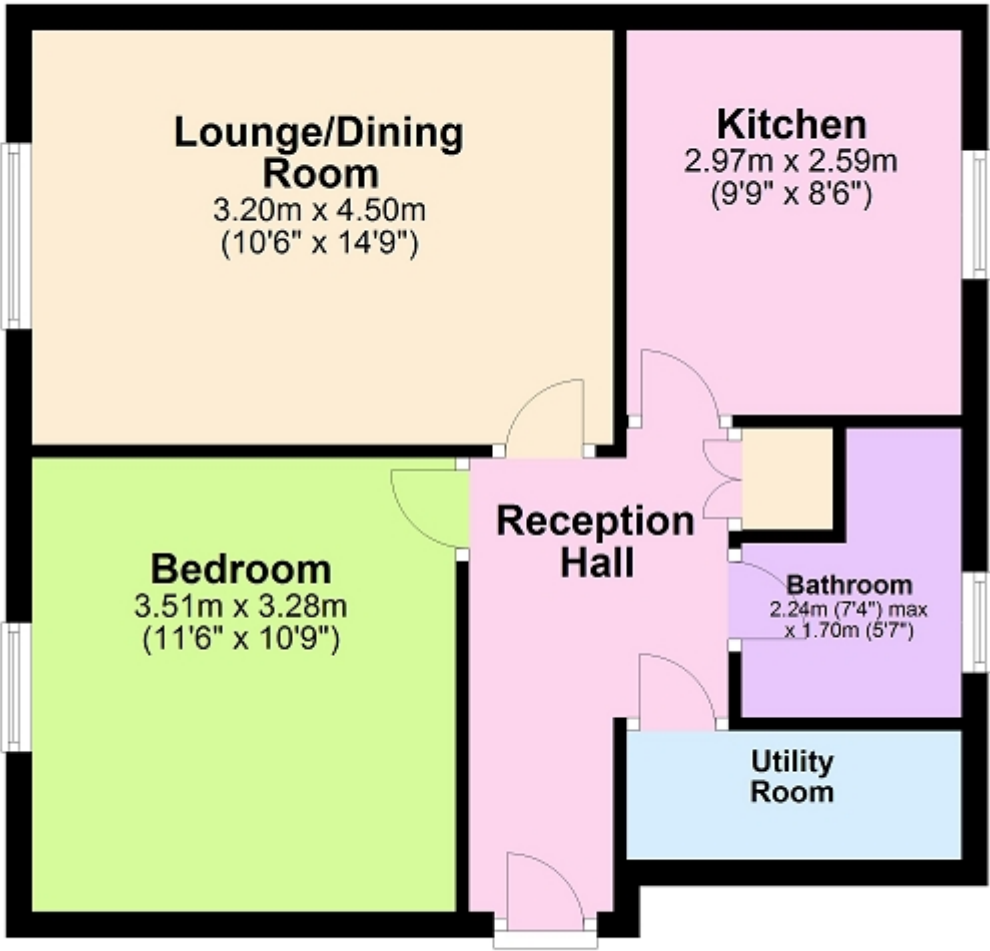
London Borough of Waltham Forest  
Council Tax Band B

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First Floor



This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

