



## Flat 3 Forest View, London, E4 7AU

Guide price £370,000

OFFERED CHAIN FREE

Edward Taub are delighted to be able to offer to the market this well appointed first floor apartment with outstanding views across Epping Forest.

This property consists of two bedrooms, family bathroom & modern kitchen (both fitted last year plus appliances), neutral décor throughout, gas hob as well as an allocated parking spot.

If you lived here you could take advantage of not just great views but the numerous running, walking and cycling paths that are part of the ancient woodland of Epping Forest. The property block is also at the end of a private, no through road so there's no passing traffic to disturb your peace and quiet. Station Road with its array of bars, restaurants and shops is also in walking distance.

For commuters Chingford Station (Liverpool Street via Walthamstow Central) is a short walk away. Regular bus services also operate via the station. This property would make an ideal first time purchase, or a perfect buy to let investment property.

Contact the sales team today to book your appointment

**Buckhurst Hill Office**  
62-64 Queens Road  
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IG9 5BY

**London Office**  
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W1G 0PW

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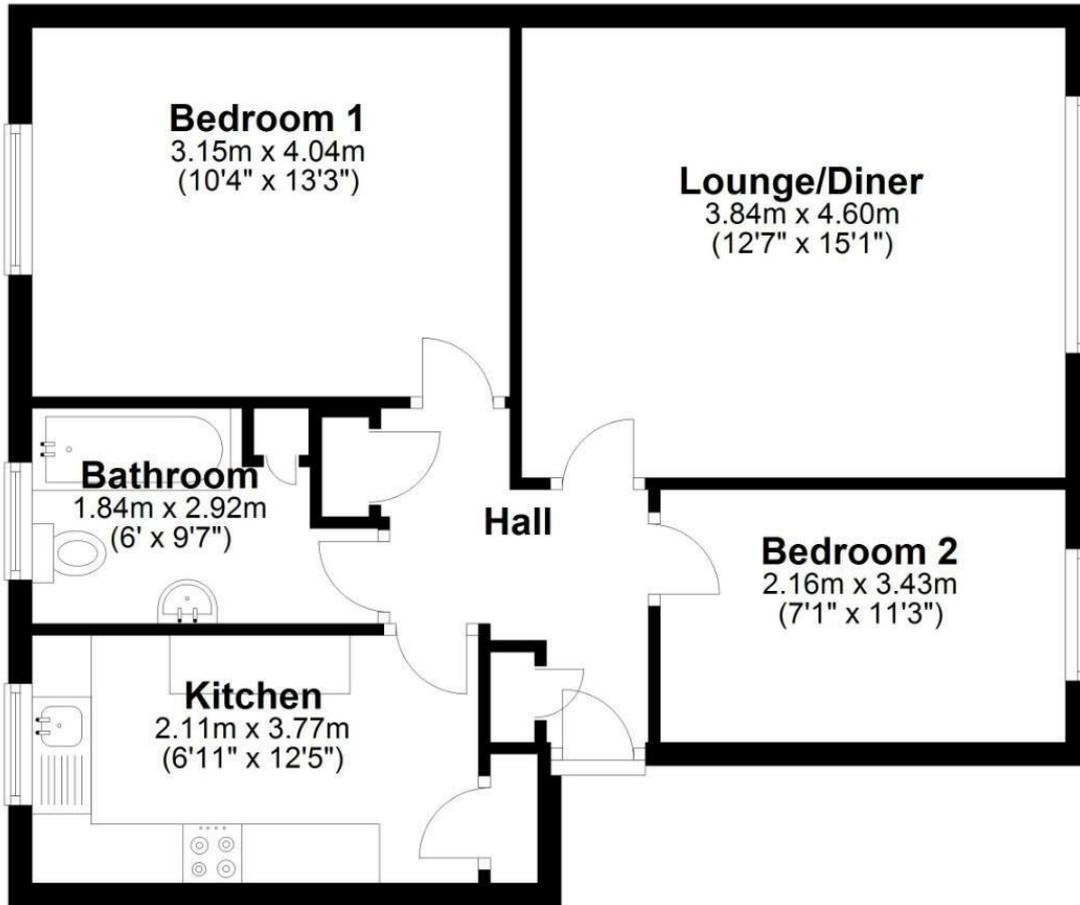
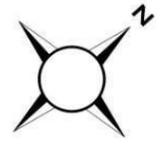


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# First Floor

Approx. 58.4 sq. metres (628.7 sq. feet)



Total area: approx. 58.4 sq. metres (628.7 sq. feet)



Energy Efficiency 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			
England & Wales	EU Directive 2002/91/EC	71	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	66	84

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