



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**

**£325,000**

**Leasehold**

2x  1x  1x 

**Hall Gardens, London,  
E4**

 **DOUGLAS  
ALLEN**  
Helping you move forwards





## Main features

- Ground floor maisonette
- 2 double bedrooms
- Within walking distance to Chase Lane Primary School
- Close to Larkshall Park
- Excellent transport links within the area
- Own rear garden
- Garage to the rear

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Living Room:** 16'8 x 10'2 (5.08m x 3.10m)

**Kitchen:** 10'4 x 9'1 (3.15m x 2.77m)

**Bedroom 1:** 14'9 x 10'2 (4.50m x 3.10m)

**Bedroom 2:** 11'0 x 8'11 (3.36m x 2.72m)

#### Bathroom

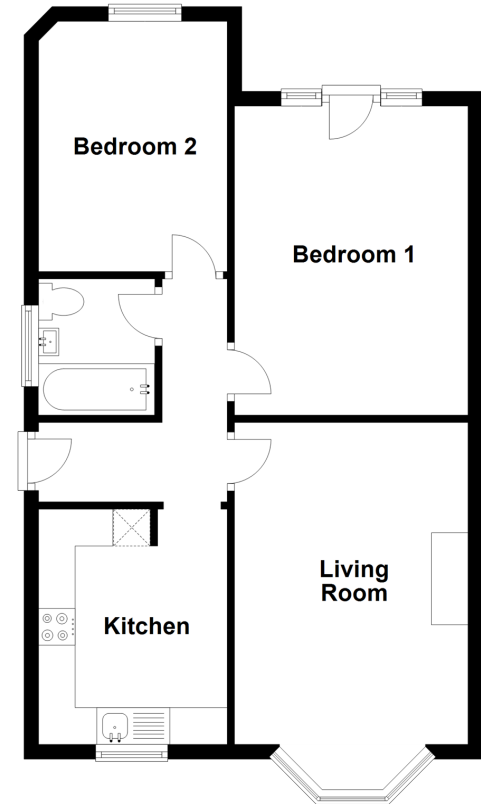
### OUTSIDE

#### Garage

#### Rear Garden

### Ground Floor

Approx. 54.2 sq. metres (583.3 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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