

LOT  
7

135 The Ridgeway, Chingford,  
London E4 6QU

**Guide price £665,000\***

## **DOUBLE FRONTED HOUSE WITH HMO LICENCE AND DEVELOPMENT POTENTIAL**



This large five bedroom double fronted semi-detached house is situated within a popular residential area within walking distance of Chingford Station (TFL zone 5) that provides a direct line into London to Liverpool Street Station. An array of quality restaurants, bars and local amenities are also nearby. Good road links serve the area including the A406, A10 and M11. The house is currently tenanted on a 7 bedroom HMO licence but it is being sold with vacant possession. The property benefits from a large driveway providing off street parking for 3 cars, a garage, double glazed windows, gas central heating and a very large rear garden that backs onto The Ridgeway Park Tennis Hub. In our opinion there is development potential subject to obtaining any necessary planning consents that may be required. This property will be of interest to investors, developers and end user occupiers.

### **ACCOMMODATION**

Driveway, Entrance Hall, Reception 1, Reception 2, W/C, Kitchen, Dining Room, Utility, Garden, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, W/C, Shower Room, Bathroom, Bedroom 5.

### **TENURE**

Freehold

### **LOCAL AUTHORITY & TAX RATING**

Waltham Forest Council 020 8496 3000  
Council Tax Band F

### **VIEWING TIMES**

By appointment through the Auctioneers.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN