

108 Station Road

Chingford, London, E4 6AB

Long Leasehold
Residential

873 Sq Ft (81.7 Sq M)



Guide Price | £330,000
By online auction



Amenities



Long
Leasehold



Town
Location



EPC



Transport
Links



Residential

108 Station Road

873 Sq Ft (81.7 Sq M)

Description

- Split level maisonette with access from Station Road via shared gate.
- Kitchen/Diner/Lounge (open plan on ground floor).
- Rear hallway and stairs to access first floor.
- Spacious first floor landing provides access to:
- 3 bedrooms.
- Bathroom with sink and WC.
- Spacious loft area.
- The property does **not** have allocated parking or access to garden area.
- Vacant possession.

****For sale by online auction (subject to sale prior, reserve and conditions)****

Location

Station Road in Chingford is a vibrant street running directly past Chingford Overground Station making the area a bustling commuter hub. Situated in the Chingford Green Ward, part of the London Borough of Waltham Forest circa 9 miles northeast of Charing Cross.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	362	33.7
First Floor	510	47.42
Total	873	81.7

Locations

M11: 5 miles

M1: 25 miles

London: 16 miles

Nearest station

Chingford: 2 minute walk

Nearest airport

London City: 13 miles



Further information

Important Notices

This property is available for sale by online auction. Interested buyers will need to register in advance and complete an ID verification before being able to place a bid. There is no charge for registering. Buyers should allow sufficient time to complete this process before the time period expires. Full details can be found on Fisher German's online auction page www.fishergerman.co.uk/current-auctions.

Guide Price

For sale by online auction (subject to sale prior, reserve and conditions). This property is available to purchase at an guide price of £330,000 exclusive of VAT.

Legal Pack

A legal pack and any special conditions will be available on Fisher German's online auction page and interested parties will need to register before accessing the legal documents. It is the responsibility of a prospective buyer to make all necessary enquiries prior to the auction.

Condition of Sale

The property will, unless previously withdrawn, be sold subject to common auction conditions and special conditions of each sale may be found in the legal documents section of the Fisher German online auction page. Each buyer shall be deemed to have notice of each condition and all the terms thereof and to bid on those terms whether they shall have inspected the said conditions or not.

Completion

Completion will take place 20 working days after exchange of contracts, unless otherwise varied and specified in the legal pack.

Fees

The purchase of this property is subject to a combined buyer and admin fee of £7,560 including VAT as stated on the auction listing. The buyer will also be required to reimburse the search fees of £1,500 plus VAT.

Tenure

Long Leasehold.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is E 53.

Planning

The current permitted uses of the site fall within use class C3 of the Town and County planning order updated from the 1st September 2020.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 108 Station Road

What3words: ///guards.fault.level





108 Station Road

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

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Particulars dated July 2025. Photographs dated July 2025.



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