



TOTAL FLOOR AREA: 870 sq ft. (80.8 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of area, volume, rooms and any other facts are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for guidance purposes only and should be used in conjunction with the property particulars. The seller, agent or advertiser does not warrant, represent or guarantee as to their accuracy or efficiency can be given.
 (Map data ©2024)

Council: Waltham Forest | Council Tax Band: D | Floor Area: 870.00 sq ft

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Mount Avenue, Chingford, E4 6SY
 £490,000 Freehold

Bedrooms: 2 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**



A superbly presented and spacious 2 bedroom Victorian property boasting several period features and ideally positioned for easy access to Chingford Mount with its wide variety of local amenities, popular cafes & restaurants and sought after schools all found within easy reach.

The property itself benefits from a wealth of character features such as original wooden flooring throughout, feature fireplaces and ornate Victorian radiators and coving. The property also has a 14ft sitting room leading to a 13ft dining room via double doors, 40ft rear garden, first floor bathroom, 2nd ground floor shower room and a stunning 17ft master bedroom with dual aspect. We feel the property would make an ideal starter home and is likely to be very popular so early viewings are highly advised.

