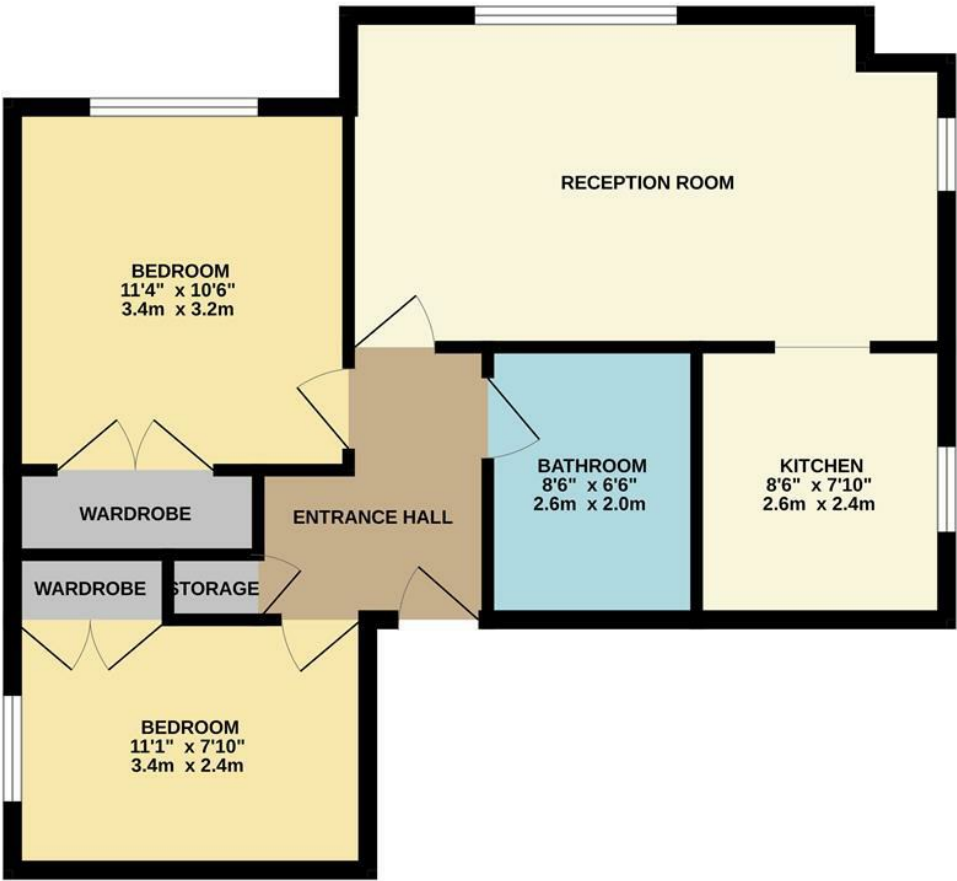


GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

Council: Waltham Forest | Council Tax Band: C | Floor Area: 600.00 sq ft

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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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Celandine Court, Chingford, E4 6SQ  
Asking Price £350,000 Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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



Nestled in the charming area of Chingford Avenue, London, this delightful second-floor apartment offers a perfect blend of comfort and modern living. Spanning an impressive 600 square feet, the property boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a well-appointed lounge diner, which provides a warm and inviting space for relaxation and entertaining. The room is bathed in natural light, creating a bright and airy atmosphere that enhances the overall appeal of the flat. The excellent condition of the property ensures that it is ready for you to move in without the need for any immediate renovations.

The apartment also features a well-designed bathroom, catering to all your daily needs with ease. With a share of the freehold, you can enjoy the benefits of ownership while being part of a community that values the property.

In summary, this good-sized flat in excellent condition presents a wonderful opportunity for those looking to establish their home in a vibrant and accessible part of London. Don't miss the chance to make this charming apartment your own.

