



TOTAL FLOOR AREA: 972 sq ft. (90.3 sq m.) approx.  
 While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacity and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The actual layout and dimensions may vary from those shown and the purchaser should verify the accuracy of the information before completion of the purchase.  
 Made with Planner 5D

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

**CHURCHILL**  
estates

Mount Avenue, London, E4 6SY  
 Offers In Excess Of £475,000 Freehold  
 Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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.



**CHURCHILL**  
estates

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



Located in the desirable area of Mount Avenue, Chingford, this charming mid-terrace house presents an excellent opportunity for families and first-time buyers alike.

Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for both relaxation and entertaining.

One of the standout features of this home is its proximity to Chingford Mount, where you will find a variety of shops, cafes, and local amenities, ensuring that daily conveniences are just a stone's throw away.

Additionally, the property is situated near highly regarded local schools, making it an ideal choice for families seeking quality education for their children.

The house is offered chain-free, providing a smooth transition for prospective buyers. With its appealing location and practical layout, this property is a wonderful opportunity to create a warm and welcoming home in a vibrant community.

Don't miss your chance to view this delightful residence in Chingford.

