



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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.
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 682.00 sq ft

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.

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Cherrydown Avenue, Chingford, E4 8DP
Asking Price £280,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**



Located on Cherrydown Avenue in the central area of Chingford, this first-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 682 square feet, the property features three bedrooms, making it an ideal choice for families or those seeking extra space.

The flat boasts a welcoming reception room, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this property is its proximity to Chingford Mount, where you will find a variety of local amenities, including shops, cafes, and restaurants. This vibrant area provides everything you need within easy reach, enhancing your day-to-day living experience.

Whether you are a first-time buyer or seeking a new home, this property on Cherrydown Avenue is certainly worth considering.

