



**Offers In
Excess Of
£325,000
Share of
Freehold**

2x  1x  1x 

**Phoenix Court,
Chingford Avenue,
Chingford, E4**



Main features

- Two well proportioned bedrooms
- Lovely communal gardens
- Communal parking
- Well located for Ridgeway Park & Parkside School - outstanding
- Share of freehold
- Ideal for first time buyers/investors

Accommodation

FIRST FLOOR

Lounge: 17'9 x 11'6 (5.41m x 3.51m)

Kitchen: 9'1 x 9'1 (2.77m x 2.77m)

Bedroom 1: 12'1 x 8'4 (3.69m x 2.54m)

Bedroom 2: 12'1 x 8'4 (3.69m x 2.54m)

Bathroom : 10'4 x 6'7 (3.15m x 2.01m)

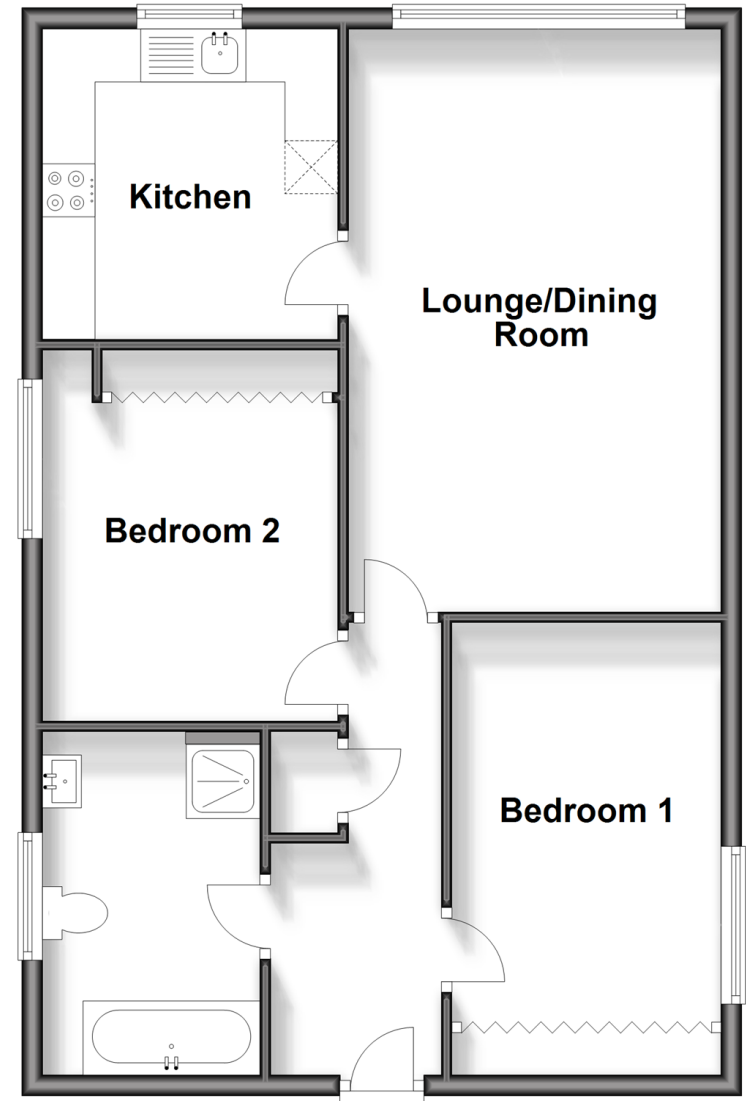
OUTSIDE

Communal Gardens

Off Street Parking

First Floor

Approx. 63.7 sq. metres (685.9 sq. feet)



Call Chingford - 020 8524 6331 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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