



**Price**

**£250,000**

**Leasehold**

1x  1x  1x 

**Oak Court, Higham  
Station Avenue,  
Chingford, E4**





## Main features

- Charming flat located within Oak Court, Chingford
- Ideally positioned close to a wide range of local amenities
- Excellent decorative order
- Newly fitted modern kitchen
- Includes a delightful lounge area
- Perfect as a first home or investment purchase

## Accommodation

### FIRST FLOOR

Lounge/Kitchen: 15'9 x 13'1 (4.80m x 3.99m)

Bedroom: 10'10 x 9'0 (3.30m x 2.75m)

Bathroom

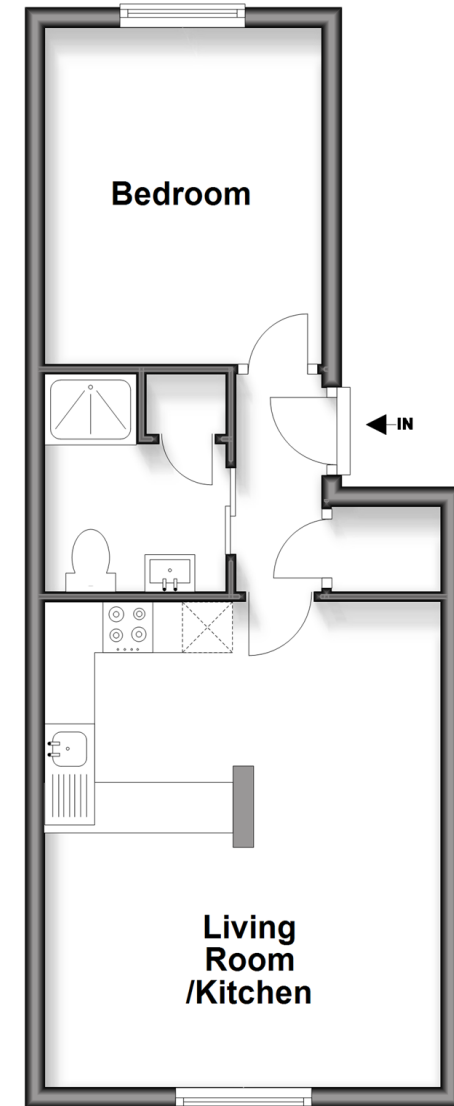
### OUTSIDE

Communal Gardens

Allocated Parking Space

## First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



**Call Chingford - 020 8524 6331 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- 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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