



**3 The Avenue, Chingford**

**Offers In Excess Of  
£750,000 Freehold**



# 3 The Avenue, Chingford

86 Old Church Road, Chingford, E4  
8BX

0208 524 7444  
[www.kings-group.net](http://www.kings-group.net)

- Freehold commercial & residential property
- Situated in the thriving area of Highams Park
- Next to Highams Park Overground station (direct links to Stratford & City)
- Ground floor commercial unit approx. 873 sq ft
- Large function area, fitted bar, toilet & kitchen facilities to rear
- Split level (first and second floor) 2 bedroom flat
- Modern fitted kitchen, lounge, bathroom/wc, dressing room
- Ideal for commercial investors, owner occupiers & buy to let investors
- Huge potential to split/convert/extend

Kings Group are delighted to present this unique opportunity to purchase a Freehold commercial bar/restaurant with a residential property above, situated in the highly sought-after area of Highams Park. This thriving location boasts a vibrant array of cafes, shops, and restaurants and is just moments away from Highams Park Overground Station, offering direct links to Stratford and the City. The popular Highams Park Lake is also within a short walking distance.

The ground floor commercial unit spans approximately 873 sq ft and features a spacious function area, a fully fitted bar, and kitchen and toilet facilities at the rear. The property benefits from a rare late license, allowing operations until 2am on Fridays and Saturdays, and until 1am from Sunday to Thursday.

The first and second floors offer a residential flat of approximately 838 sq ft, comprising an open-plan modern fitted kitchen/lounge, two double bedrooms, a dressing room, gas central heating, and double-glazed windows.

This property presents an excellent opportunity for

commercial investors, owner-occupiers, and buy-to-let investors, with significant potential for conversion, extension, or splitting into separate units. Planning permission has previously been granted for the self-containment of the upper residential floors and the extension of the rear to create a large three-bedroom flat with en suite facilities.

Fixtures and fittings are available via separate negotiation. Early viewing is highly recommended. Contact Kings Group today for more information and to arrange a viewing.





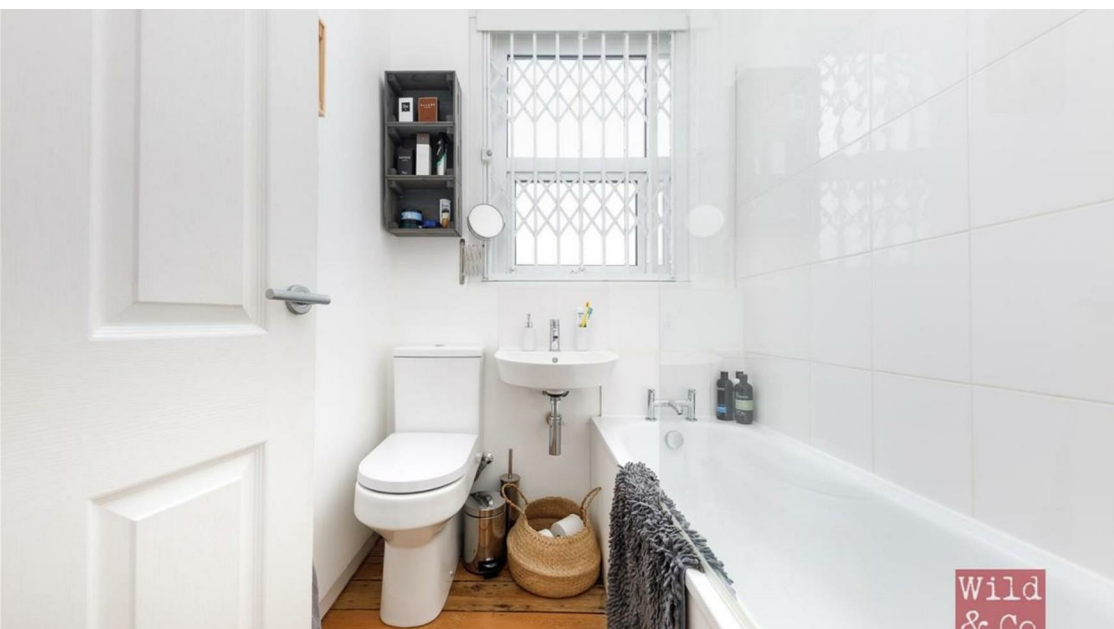
THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor



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