



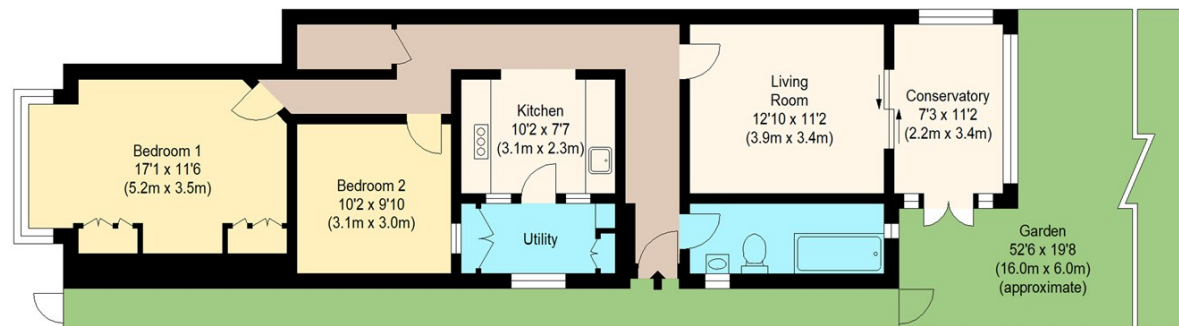
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

| 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 | |



william rose

Chingford Avenue, E4

Approximate Gross Internal Floor Area: 83.98 sq m / 904 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/4/2023



44a Chingford Avenue, Chingford, London, E4 6RP

Offers In Excess Of £380,000

- Two bedroom
- Large private garden
- Period property
- Close to green space
- Separate living room
- Maisonette
- Offstreet parking
- Popular location
- Chain free
- Good lease

44a Chingford Avenue, London E4 6RP

A spacious two bedroom ground floor marionette with a large private garden, off street parking and long lease. Offered for sale chain free.

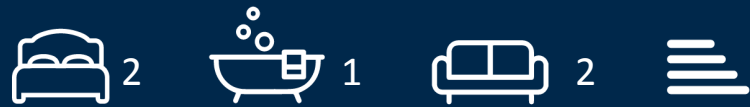
Set on the ever-popular Chingford Avenue is where you'll find this beautiful two double bedroom ground floor period maisonette. The property benefits from having a wonderful private garden, off street parking and long lease.

Internally, the property is in good order and offers two double bedrooms, a well-appointed bathroom, the kitchen and utility separate for the spacious reception room with adjoining conservatory to the rear, overlooking the large private garden.

Locally you have Chingford Mount High Street on your doorstep or Station Road and Epping Forest just a walk/bus ride away and you are never far from green space with the Ridgeway Park located so close by. There are many bus routes, and you can be in Liverpool Street in 25 minutes from either Chingford or Highams Park Station. Families looking for excellent schools will not be disappointed with plenty to choose from all the way from nursery to sixth-form.

Lease: 104 Years
Council: Waltham Forest
EPC: D

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Council Tax Band: D

