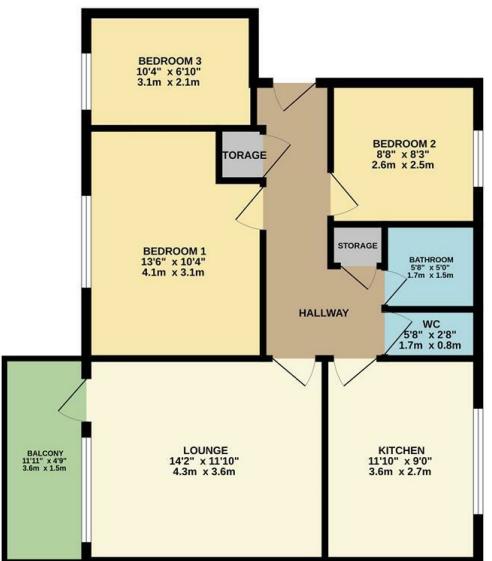




FIRST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



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 individual rooms and of the total floor area are approximate. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The measurements do not include areas which are not habitable and no guarantee is given as to their operability or efficiency can be given.  
Save with Money on Costs

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	74	79
(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.



**CHURCHILL**  
estates

Cherrydown Avenue, Chingford, E4 8DP  
£325,000 Leasehold

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



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

**CHURCHILL**  
estates



Nestled in the desirable area of Cherrydown Avenue, Chingford, this charming first-floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 682 square feet, the property features three well-proportioned 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.

One of the standout features of this property is the delightful balcony, providing a lovely outdoor space to enjoy fresh air and sunshine. The flat is situated within walking distance to Chingford Mount, where you will find a variety of shops, cafes, and local amenities, ensuring that daily necessities are easily accessible.

For those who commute, the property is conveniently located with easy access to the M11 and A406, making travel to central London and beyond a breeze. Additionally, the area is home to several highly regarded local schools, making it an excellent choice for families with children.

This flat presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community. With its appealing features and prime location, it is sure to attract interest from a range of potential buyers or investors. Do not miss the chance to make this delightful property your new home.

