



## Directions

## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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	

**Ground Floor**  
Approx. 85.3 sq. metres (918.7 sq. feet)  
(excluding No. Tile)



Total area: approx. 85.3 sq. metres (918.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotok | www.modephoto.co.uk  
Plan produced using PlanUp.

Chingford Avenue



Flat 3, Ingrebourne Court Chingford Avenue, Chingford, London, E4 6RL

Offers In Excess Of £375,000

- Large Ground Floor Flat
- Share of Freehold
- Own street door
- Huge Lounge/Diner
- Close to Ridgeway park
- Chain Free
- Two Double Bedrooms
- Garage En Bloc
- Custom Made Kitchen
- Parkside school catchment

## Ingrebourne Court Chingford Avenue, London E4 6RL

A spacious chain free ground floor flat on Chingford Avenue, offering well-planned accommodation, its own private street door, share of freehold and a garage en bloc. Highlights include a huge lounge/diner, custom-made kitchen, two double bedrooms and useful built-in storage.



Council Tax Band: C



Set on Chingford Avenue, this generously proportioned ground floor flat offers a rare blend of space, style and independence, complete with its own private street entrance.

Inside, the layout is impressively spacious, with around 918 square feet of accommodation arranged across the ground floor. The standout lounge/diner is a wonderfully broad and versatile room, measuring over 22 feet in both directions at its widest points, giving you ample space to relax, entertain and dine in comfort. Large windows draw in plenty of natural light, while the generous proportions make this an easy room to dress beautifully.

The kitchen has been custom made, giving the home a bespoke and considered feel. Neatly positioned off the hallway, it offers a practical workspace with room for all the essentials, while retaining a sense of separation from the main living area.

Both bedrooms are well sized, with the principal bedroom particularly so. It is a calm, substantial room with wardrobes, storage and flexibility for additional furniture. The second bedroom is also a comfortable double, ideal for a child/ren, a guest room or home office.. A bathroom and useful built-in storage complete the internal layout.

Outside, you'll find well-kept communal gardens, and a garage en bloc adding valuable storage or parking potential, whilst the share of freehold is a welcome advantage for buyers seeking long-term security and control.

With its own front door, excellent square footage and a highly practical ground floor layout, this is a flat that feels more like a home than an apartment; spacious, well-arranged and full of potential in a well-connected Chingford Avenue setting.