

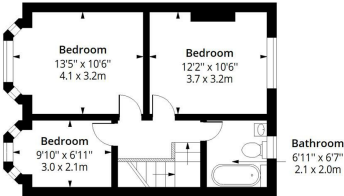
A photograph of a rear garden with a central stone path, wooden fences, and various plants and trees. The sky is blue with some clouds.

OFFERS IN EXCESS OF
£600,000
Chingford Avenue
London, E4 6RF

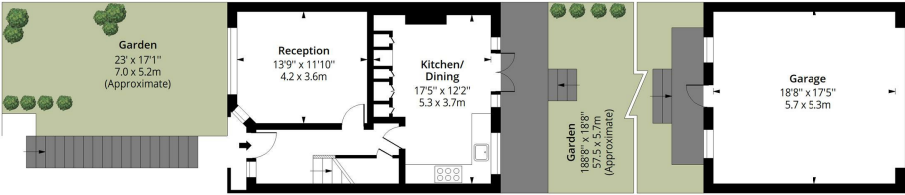
EPC RATING: COUNCIL TAX BAND: D

Chingford Avenue, E4

Approx. Gross Internal Area 906 Sq Ft - 84.17 Sq M
Approx. Gross Garage Area 331 Sq Ft - 30.75 Sq M



First Floor
Floor Area 459 Sq Ft - 42.64 Sq M



Ground Floor
Floor Area 447 Sq Ft - 41.53 Sq M



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. Date: 20/1/2026

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3



1



2



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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	

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