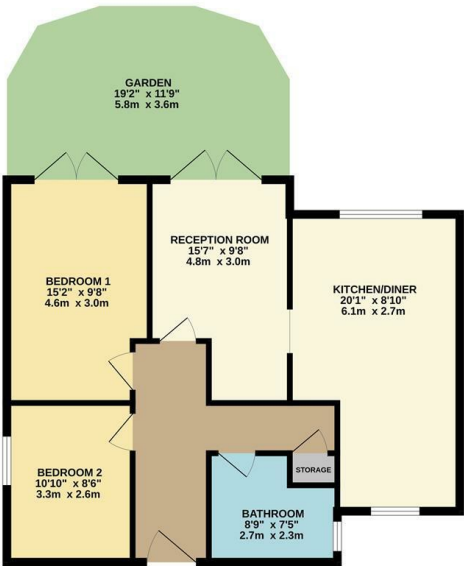




GROUND FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA: 741 sq.ft. (68.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor area measurement, the agent does not accept any responsibility for any errors or omissions. The plan is for illustrative purposes only and should be used as a guide only. The actual floor area may vary slightly from the stated area. The agent does not warrant the accuracy of the floor area measurement.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 741.00 sq ft

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	



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
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Chingford Avenue, Chingford, E4 6SX
Asking Price £325,000 Leasehold - Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



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



Located in the charming area of Chingford, this delightful ground floor apartment offers a perfect blend of comfort and convenience. Spanning an impressive 741 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen diner is a standout feature, offering ample space for dining and culinary pursuits, ensuring that meal times are both enjoyable and practical.

One of the highlights of this apartment is the private garden, a rare find in urban living, where you can unwind in your own outdoor space, perfect for summer barbecues or simply enjoying a quiet moment with a book. Additionally, the property benefits from allocated parking within an electronic gated area, providing both security and convenience.

Situated close to excellent schools and the picturesque Ridgeway, this location is ideal for families and those who appreciate the beauty of nature. With no chain involved, this property is ready for you to move in and make it your own. Furthermore, the share of freehold adds an extra layer of appeal, offering greater control over the management of the building.

In summary, this two-bedroom garden apartment on Chingford Avenue presents a wonderful opportunity for those seeking a comfortable home in a desirable location. Don't miss your chance to view this charming property.

