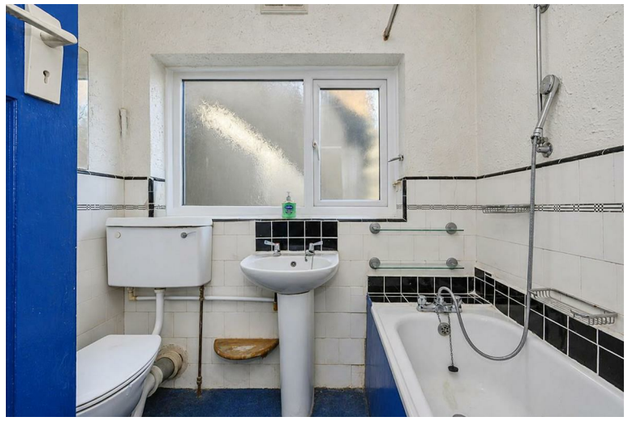
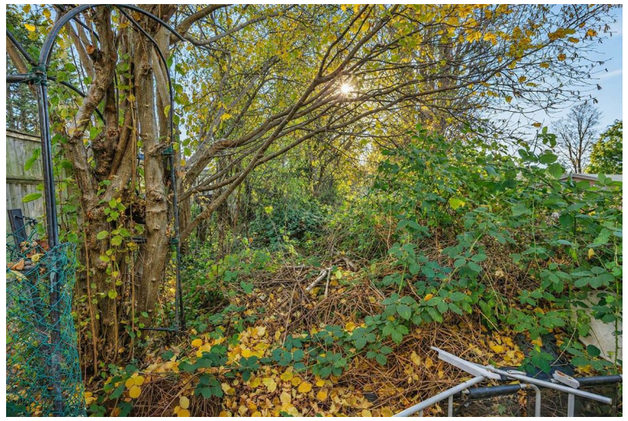
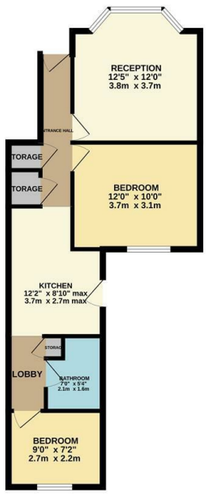


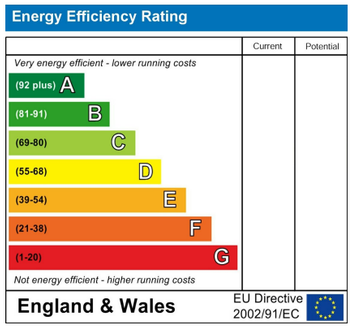


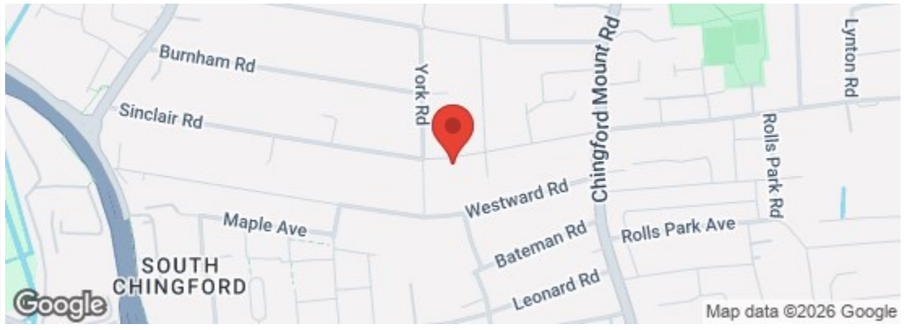
GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Council: Waltham Forest | Council Tax Band: | Floor Area: 542.00 sq ft





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



CHURCHILL estates

Sinclair Road, Chingford, E4 8PW

£200,000 Leasehold

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





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







** CASH BUYERS ONLY **

Nestled on the charming Sinclair Road in Chingford, this delightful lower maisonette presents an excellent opportunity for cash buyers seeking a cosy and inviting home. Spanning 542 square feet, the property features a well-proportioned reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The maisonette boasts two comfortable bedrooms, providing ample space for a small family or individuals looking for a home office. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this property is its own private garden, a rare find that allows for outdoor enjoyment and personalisation, whether it be for gardening enthusiasts or those who simply wish to bask in the sun.

With its own front door, this maisonette offers a sense of independence and privacy, making it an ideal choice for those who value their own space. The property is chain-free, simplifying the buying process and allowing for a smoother transition into your new home.

It is important to note that this property comes with a low lease, which may require consideration for future investment. However, its prime location in Chingford, known for its community spirit and local amenities, makes it a worthwhile prospect for those looking to settle in a vibrant area.

In summary, this lower maisonette on Sinclair Road is a charming and practical choice for cash buyers, offering a unique blend of comfort, outdoor space, and convenience in a desirable location.



