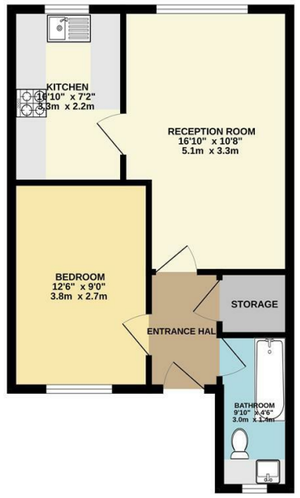
GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 461 sq.ft. (42.8 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.
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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

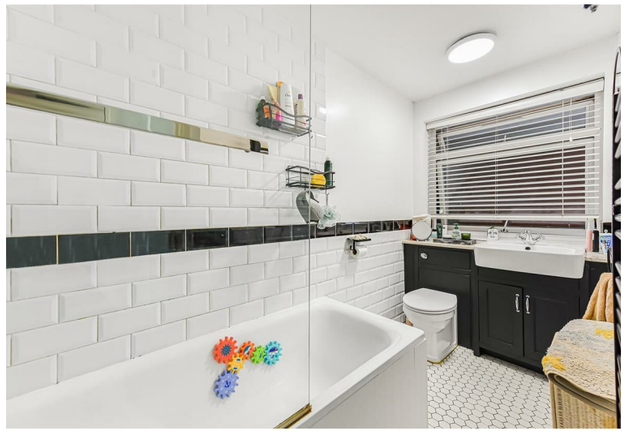
CHURCHILL estates

Phoenix Court, Chingford, E4 6RH

Asking Price £280,000 Leasehold

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

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



Welcome to this charming ground floor flat located at Chingford Avenue, London. This purpose-built property offers a delightful living space of 461 square feet, perfect for individuals or couples seeking a modern and comfortable home.

As you enter, you will appreciate the excellent condition of the flat, which features a spacious reception room that provides a warm and inviting atmosphere. The modern kitchen is equipped with contemporary fittings, making it an ideal space for culinary enthusiasts. The flat also boasts a modern bathroom, ensuring convenience and comfort.

The property comprises one well-proportioned bedroom, providing a peaceful retreat at the end of the day. With its own front door, you will enjoy the privacy and independence that comes with this ground floor flat.

Situated close to Ridgeway Park, residents can take advantage of the beautiful green spaces for leisurely walks or outdoor activities. Additionally, Parkside School is nearby, making this location particularly appealing for families. The flat is also conveniently located near bus routes, ensuring easy access to the wider London area.

The communal gardens offer a lovely outdoor space for relaxation and socialising with neighbours. With a lease extending over 900 years, this property presents a fantastic opportunity for long-term living or investment.

In summary, this modern one-bedroom flat on Chingford Avenue is a superb choice for those seeking a stylish and convenient home in a desirable location. Don't miss the chance to make this delightful property your own.