



Reception  
10'8" x 17'10"

Kitchen  
9'2" x 9'0"

Bedroom  
9'2" x 12'2"

Bedroom  
9'2" x 8'11"

Bathroom  
6'0" x 7'8"

Storage/Utility

Total Area: 59.7 m<sup>2</sup> ... 643 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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		69	76
		EU Directive 2002/91/EC	



## CHINGFORD AVENUE, CHINGFORD

Asking Price £345,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Ground Floor
- Easy Access to Chingford and Highams Park
- Approx. 643 Square Foot
- Storage and Utility Room
- Communal Gardens
- Moments from Ridgeway Park
- Excellent Condition

A bright and well-proportioned two-bedroom ground floor flat in a Chingford, with Ridgeway Park just moments away and easy access to both Chingford and Highams Park. Beautifully kept and thoughtfully arranged, it also comes with the added benefit of communal gardens and a separate storage and utility room.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Step inside and the layout is practical and easy to settle into, with a generous reception room at the heart of the home measuring almost eighteen feet in length. Floor to ceiling windows draw in plenty of natural light and give the space an airy, open feel, while the outlook onto the communal gardens adds a lovely sense of calm. Tiled flooring and a soft, neutral palette keep everything feeling clean, simple and easy to style.

Just off the reception room, the kitchen is smartly arranged with good worktop space and a straightforward layout that works well for day to day living, while the dark cabinetry adds depth and contrast. Both bedrooms are well proportioned, with the larger room offering a comfortable main bedroom and the second lending itself equally well to guests, a child's room or a study. The bathroom sits neatly alongside, and the separate storage and utility room is a particularly useful extra, keeping the practical elements of daily life tucked neatly out of sight.

#### WHAT ELSE?

Ridgeway Park is moments away, with open green space, tennis courts, an adventure playground and the Chingford Model Railway Club all close at hand.

You're well placed for both Chingford and Highams Park, making day to day travel and getting across East London pleasingly straightforward.

The communal gardens and tree-lined outlook give the home a calm, tucked-away feel that is rare to find so close to local amenities.



#### A WORD FROM THE OWNER...

"The flat is situated on a south east / north west axis, meaning the main living spaces are flooded with both natural light & sunlight, enhancing warmth through its floor to ceiling windows in the living room. These same glass windows look out onto the well cultivated communal gardens and tree lines beyond. The gardens & public areas are regularly well maintained by one of the long term residents on the block, who takes immense pride in keeping Phoenix Court looking fantastic.

The tranquil & calm location combined with the natural light make this an ideal working from home destination, and for the majority of time, the garden feels private. An additional benefit from all of this is the abundance of wildlife, you often have to remind yourself that you are still very much in London.

Nearby Ridgeway Park allows for immediate access to more green space. And is home to the Chingford Model Railway club, offering seasonal rides and family friendly fun, alongside tennis courts and an adventure playground.

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