



GROUND FLOOR  
576 sq ft. (53.5 sq m.) approx.



TOTAL FLOOR AREA: 576 sq ft. (53.5 sq m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, the measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide to the property only. The seller, agent and agent's agents make no representation or warranty as to the accuracy of the information provided and no liability is accepted for any errors or omissions.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 576.00 sq ft



**CHURCHILL**  
estates

Ainslie Wood Road, Chingford, E4 9BX  
Offers Over £350,000 Leasehold

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



Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)

**CHURCHILL**  
estates

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			
<b>England &amp; Wales</b>		66	77
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.



Located in the charming area of Ainslie Wood Road, Chingford, this delightful two-bedroom flat conversion offers a perfect blend of comfort and convenience. Spanning an impressive 576 square feet, the property features a spacious lounge that provides an inviting space for relaxation and entertainment. The modern fitted kitchen is well-equipped, making it ideal for those who enjoy cooking and hosting.

The flat boasts two bedrooms, ensuring ample space for rest and privacy. The contemporary bathroom suite, complemented by a separate WC, adds to the practicality of the home. One of the standout features is the garden, which presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening or simply soaking up the sun.

With a new long lease, this property is chain-free, making it an attractive option for both first-time buyers and investors alike. It's location means you are just a short stroll away from local shops and amenities, while Highams Park Station is within walking distance.

This flat is not just a home; it is a lifestyle choice, perfectly situated to enjoy the best of Chingford living. Don't miss the chance to make this lovely property your own.

