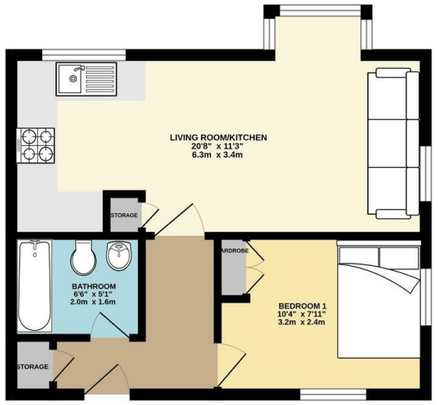
SECOND FLOOR
360 sq.ft. (33.4 sq.m.) approx.




TOTAL FLOOR AREA : 360 sq.ft. (33.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, windows, doors, 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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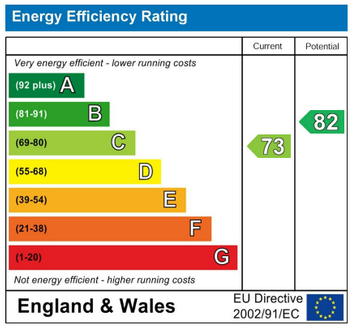
Council: Waltham Forest | Council Tax Band: B | Floor Area: 360.00 sq ft



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

# Higham Station Avenue, Chingford, E4 9XG

## Asking Price £240,000 Leasehold

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

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

Located in the area of Higham Station Avenue, Chingford, this desirable one-bedroom flat on the second floor offers a perfect blend of modern living and convenience. The property benefits from a bright and spacious open-plan living area, seamlessly combining the lounge and kitchen to create a versatile space for both everyday living and entertaining. The contemporary kitchen is fitted with modern units and integrated appliances, complementing the stylish and practical layout.

The flat boasts a stylish bathroom, designed with comfort in mind, ensuring a pleasant experience for residents and guests alike. Its location means you are walking distance to Highams Park Station, providing excellent transport links for commuters and easy access to the vibrant local area.

In addition to its appealing interior, this property is situated close to a variety of local amenities, including shops, cafes, and parks, making it an ideal choice for those seeking a balanced lifestyle. The flat is offered with a long lease and is chain-free, allowing for a smooth and straightforward purchase process.

This property presents an excellent opportunity for first-time buyers or investors looking to acquire a modern flat in a sought-after location. Don't miss the chance to make this delightful home your own.