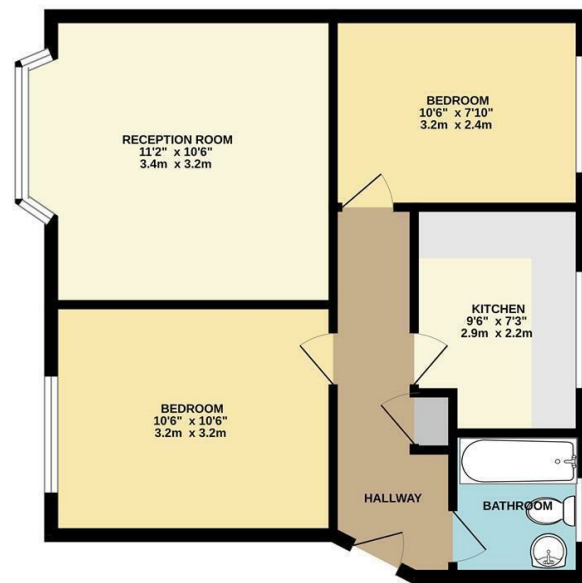


SECOND FLOOR



TOTAL FLOOR AREA: 527sq ft (48.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, stairs and any other areas are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 [Floorplan 3.0\(2\)](#)



CHURCHILL
estates

Avondale Court, London, E18 2RD
Offers Over £300,000 Leasehold - Share of Freehold
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



CHURCHILL
estates

Request a Viewing: **0208 530 3333** Email: southwoodford@wearechurchills.co.uk

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.



GUIDE PRICE £300,000-£325,000

Offered for sale with no onward chain and a lease in excess of 900 years, this well-presented two-bedroom first-floor flat is ideally situated in the sought-after Churchfields area. Conveniently located close to a wide range of local amenities, the property offers comfortable and practical living in a popular residential setting. With its appealing presentation and excellent location, it is well suited to first-time buyers as well as buy-to-let investors.

The accommodation is arranged with all rooms leading from the hallway, each being well proportioned. The living/dining room benefits from a bay window which allows plenty of natural light to flow through, creating a bright and airy living space. The fitted kitchen offers an integrated oven, hob and extractor hood, plumbing for washing machine and space for fridge freezer. The property is completed by a three piece bathroom suite. Externally, residents can enjoy access to communal gardens.

Location

George Lane offers a wonderful array of local shops and boutiques, alongside well-known supermarkets including Waitrose and Marks & Spencer. You'll find a vibrant selection of restaurants, cafes, and bars right on your doorstep, as well as a number of well-regarded private and state nurseries and schools.

Green spaces, such as nearby Epping Forest, provide the perfect opportunity for enjoyable walks and relaxing picnics with family and friends. The location further benefits from outstanding transport links-South Woodford's Central Line station provides direct access to Central London, numerous bus routes connect you across the area, and road links to the M11, A12, and A406 make commuting and travel a breeze.

EPC D
SERVICE CHARGE £390 PER QUATER

