



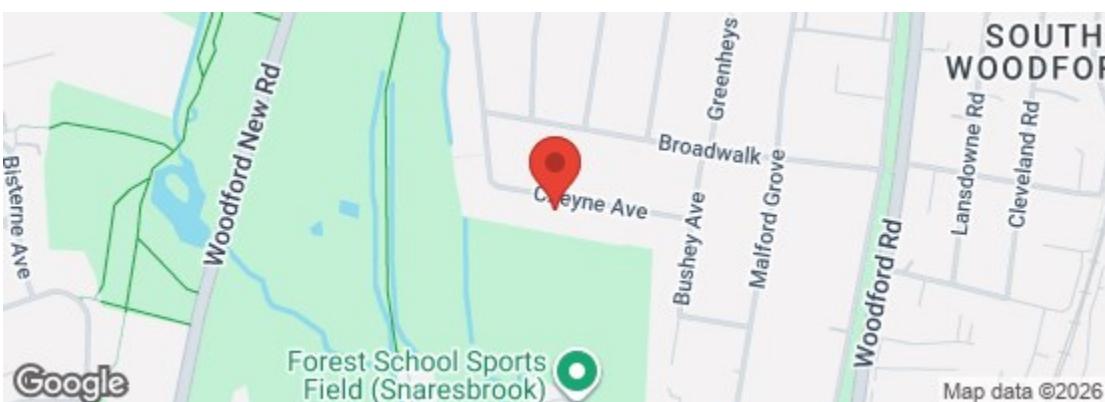
Approximate Gross Internal Area 1817 sq ft - 169 sq m  
(Excluding Outbuilding)

Ground Floor Area 1237 sq ft - 115 sq m  
First Floor Area 580 sq ft - 54 sq m  
Outbuilding Area 204 sq ft - 19 sq m



Council: Redbridge | Council Tax Band: F | Floor Area: 1817.00 sq ft

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	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.



**CHURCHILL**  
estates

Cheyne Avenue, London, E18 2DP  
Price Guide £950,000 Freehold

Bedrooms: 5 | Reception Rooms: 2 | Bathrooms: 2



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

**CHURCHILL**  
estates



Launch Day Saturday 31st January By Appointment

Churchills are delighted to offer for sale this five-bedroom, 1920s chain-free semi-detached family home, ideally located on the ever-popular Firs Estate.

Requiring complete renovation throughout, the property presents an excellent opportunity for buyers seeking a substantial project with significant potential.

The accommodation currently comprises a spacious living room, kitchen, and an extended conservatory, along with an outbuilding and a generous rear garden measuring approximately 75-80 feet. Externally, the property further benefits from a side garage and off-street parking for two vehicles.

Cheyne Avenue is superbly positioned within walking distance of both George Lane and Wanstead High Street, offering a wide selection of shops, cafés, bars, and restaurants. Central Line stations are also nearby, providing convenient access to Canary Wharf, the City, and the West End.

Redbridge Council Tax Band : F  
EPC To Follow

