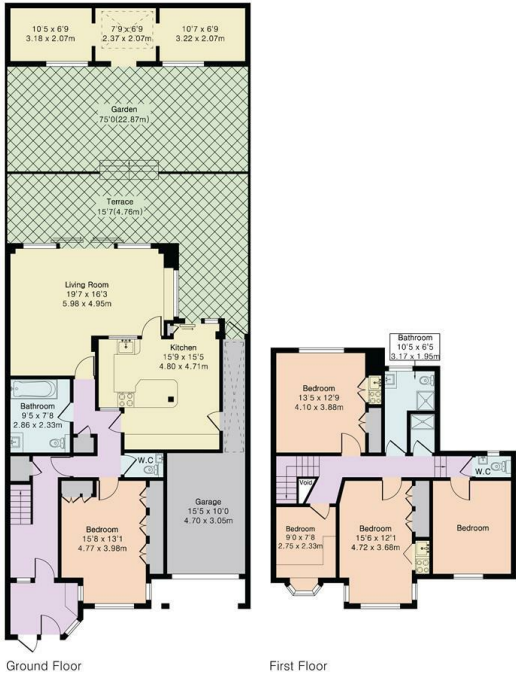




Approximate Gross Internal Area 1817 sq ft - 169 sq m  
(Excluding Outbuilding)  
Ground Floor Area 1237 sq ft – 115 sq m  
First Floor Area 580 sq ft – 54 sq m  
Outbuilding Area 204 sq ft – 19 sq m



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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



**CHURCHILL**  
estates

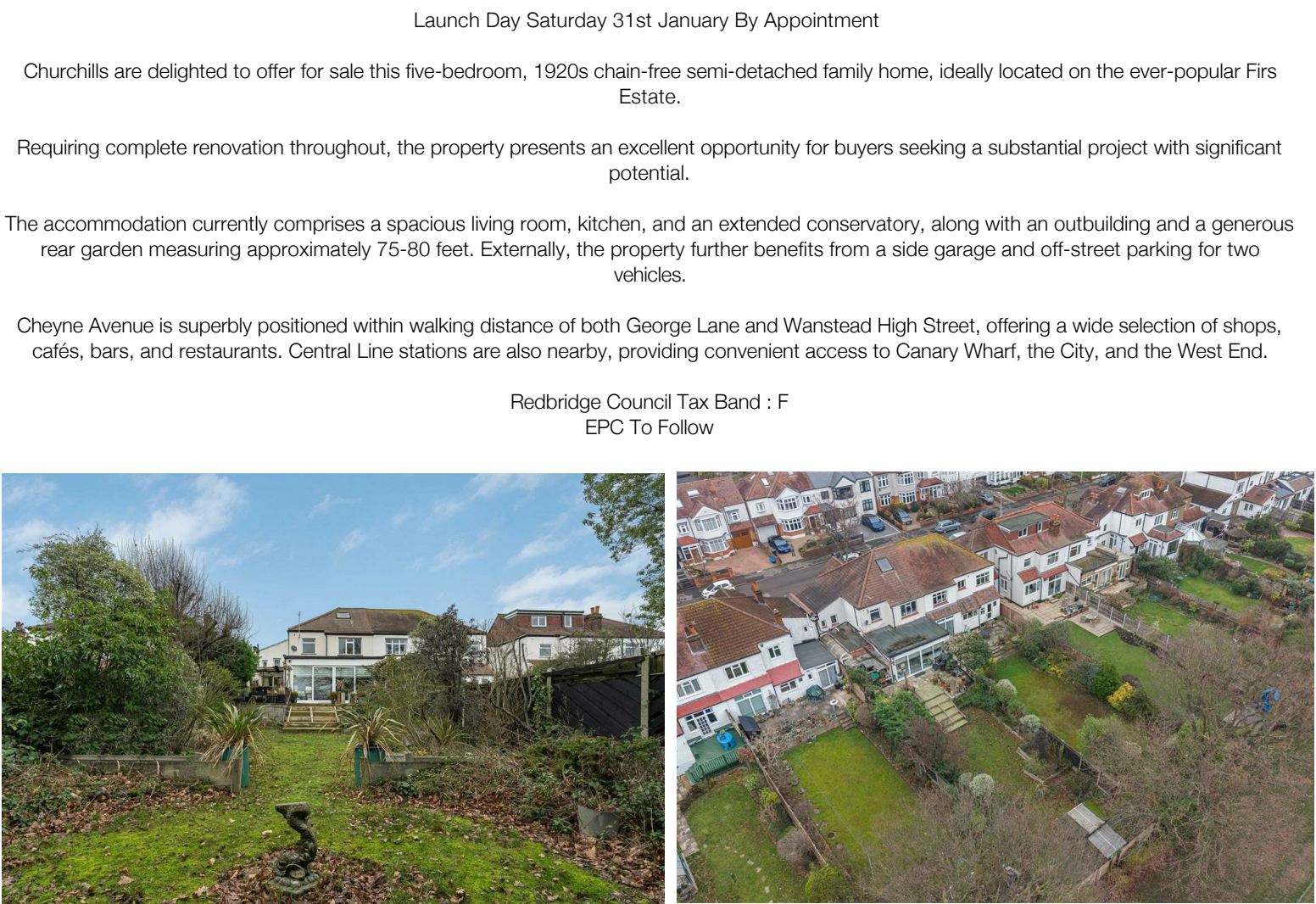
Cheyne Avenue, London, E18 2DP  
Price Guide £950,000 Freehold

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



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





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