

Directions

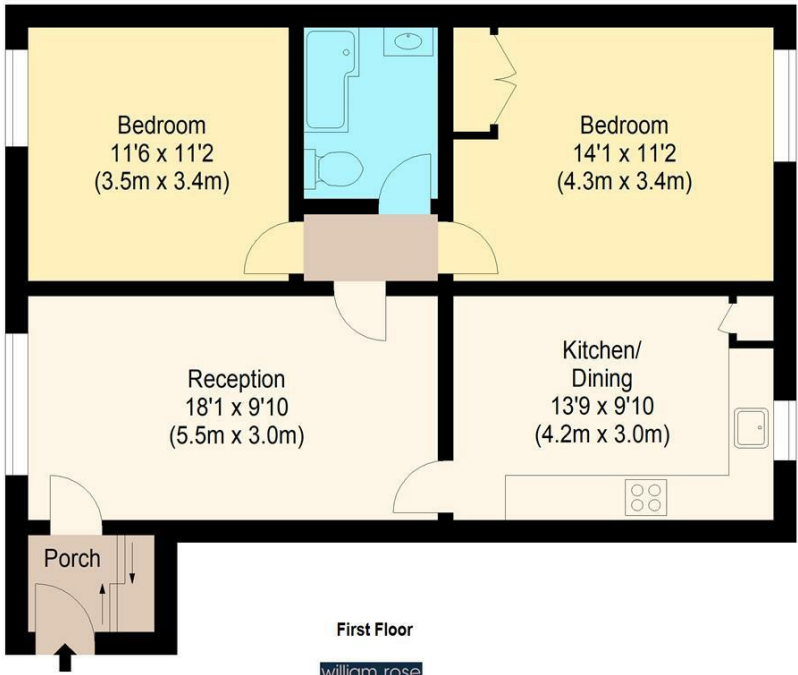
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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	



Approximate Gross Internal Floor Area: 68.56 sq m / 738 sq ft



4, Avon Court 21-23 The Ridgeway, Chingford, London, E4 6QY

Offers In Excess Of £340,000

- Spacious two-bedroom apartment
- Large, well-appointed kitchen
- Share of freehold
- Desirable location
- Close to Epping Forest
- Two generous double bedrooms
- Bright and airy interiors
- Private garage
- Excellent transport links
- Popular location



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 17/3/2025



# Avon Court 21-23 The Ridgeway, London E4 6QY

This delightful two bedroom apartment at Avon Court on The Ridgeway offers a perfect blend of comfort and convenience. Spanning an impressive 738 square feet with share of freehold, garage en-bloc and offered for sale chain free.

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Council Tax Band: C



Nestled in the sought-after Avon Court on The Ridgeway, this beautifully presented two-bedroom apartment offers generous living space and a prime location in the heart of Chingford. Boasting two well-proportioned double bedrooms, the property provides both comfort and versatility, making it ideal for professionals, couples, or downsizers seeking a peaceful yet convenient home.

The spacious kitchen is perfect for those who love to cook and entertain, offering ample storage, workspace and room for a dining table. With a well-designed layout, the apartment ensures a seamless flow between its bright and airy rooms.

Adding to its appeal, this property comes with a share of the freehold, providing long-term security and investment benefits. A private garage offers valuable parking or additional storage space, a rare find in such a desirable location.

Situated on The Ridgeway, residents enjoy easy access to Chingford’s excellent transport links, local amenities, and the beautiful green spaces of Epping Forest.

This is a fantastic opportunity to own a well-appointed home in one of Chingford’s most sought-after locations. Contact us today to arrange a viewing!