



 2
Bedrooms

 1
Bathroom



**** Chain Free **** Guide Price £425,000 - £450,000 ****

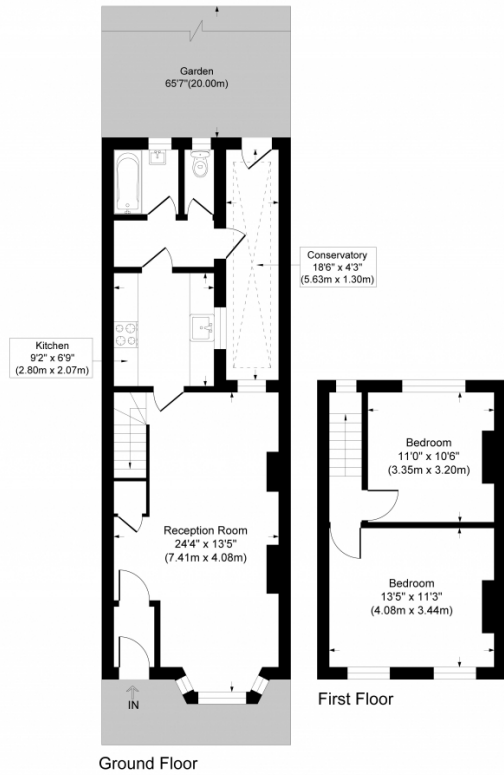
London's Local Property Agent, Humphrey and Co Estates are proud to present this Spacious Two Bedroom Terrace property. The property comprises from an entrance hall, spacious reception room, fitted kitchen and downstairs family bathroom. Upstairs there is two spacious bedroom and other benefits includes double glazing, gas central heating, on street parking and a private rear garden. The property has good transport links and close to all amenities.

- Freehold
- Chain Free
- Double Glazing
- Gas Central heating
- Private Garden

This property is perfect for first time buyers and Buy to Let investors, We highly recommend early viewing.



Guide price £425,000
Chestnut Avenue, Forest Gate E7 0JQ



Chestnut Avenue

Approximate Gross Internal Area
Ground Floor = 53.2 sq m / 573 sq ft
First Floor = 27.7 sq m / 298 sq ft
Total = 80.9 sq m / 871 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

