Station Approach, Theydon Bois, CM16

BUTLER & STAG

Guide Price £450,000 - £475,000

Located just a stone's throw from local shops and the Central Line station, this impressive split-level apartment offers stylish, modern living and the benefit of a large private balcony.

Leasehold

- Duplex Apartment
- Open Plan Living Space
- Allocated Parking Space
- CHAIN FREE
- Two Double Bedrooms
- Large Private Balcony
- Secure Gated Development

Arranged over two floors, the property features a bright open-plan kitchen, living and dining area on the ground floor, complete with a high-gloss fitted kitchen and direct access to the balcony—perfect for relaxing or entertaining. A guest WC is also located on this level for added convenience.

Upstairs, there are two generous double bedrooms and a modern family bathroom, providing comfortable and well-proportioned accommodation throughout.

Additional features include double glazing, gas central heating, and secure allocated parking.

We understand from the vendor that the property benefits from approximately 115 years remaining on the lease.

This superb apartment combines modern style with a highly convenient location, just moments from shops, transport links, and local amenities — an ideal purchase for first-time buyers, investors, or commuters alike.

Theydon Mews

Approx. Gross Internal Area 60.1 Sq M (647.4 Sq Ft)

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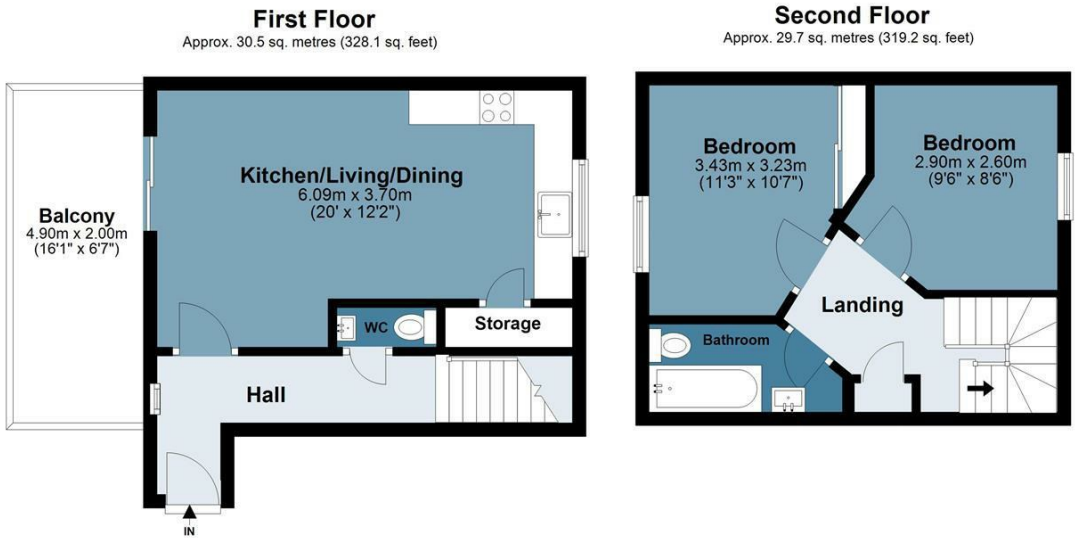

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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