



The Ridgeway, Chingford, E4

BUTLER & STAG



GUIDE PRICE £375,000 - £390,000
Stunning, first floor apartment with beautiful WRAP AROUND balcony. Lovely North Chingford location. Close to shops, EPPING FOREST and TFL 5 transport. LONG LEASE, EWS1 Certified.



Leasehold

- Two Double Bedrooms
- First Floor
- Landmark Development
- Long Lease
- EWS1 Certified
- Two Bathrooms
- Beautifully Presented
- Dual Aspect Balcony
- Parking Space

Located in a landmark North Chingford development, Butler & Stag are delighted to offer for sale this exquisite, two double bedroom, two bathroom first floor apartment.

This bright property has been thoughtfully updated with some fine, bespoke fitted units that make it stand apart from similar homes of this type.

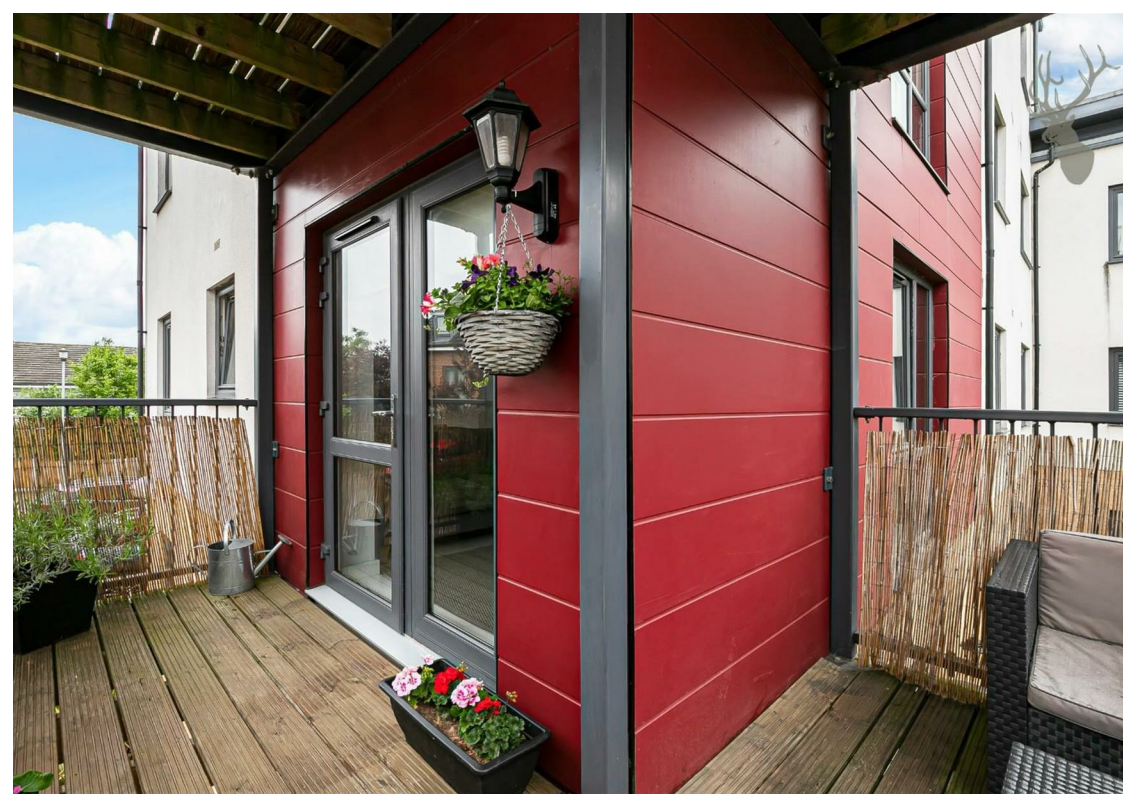
With over 850 sq ft of accommodation, the property offers a stunning dual aspect reception room with doors out to a lovely wrap around balcony that gives beautiful views across the landscaping of Shingly Place. The semi open plan kitchen is fitted with high gloss kitchen units and integrated appliances.

Each of the bedrooms is a well proportioned double, with bedroom one benefiting from an en-suite bathroom and built in wardrobes.

Shingly Place is a modern development that is EWS1 certified and supremely located for access that all North Chingford has to offer. The village green is a short stroll away, as are the shops, bars and restaurants of Station Road. Chingford Station (TFL 5) gives access to the City and West End (Liverpool St 27 minutes) and the open spaces of Epping Forest are nearby.

Council- Waltham Forest
 Tax Band-D

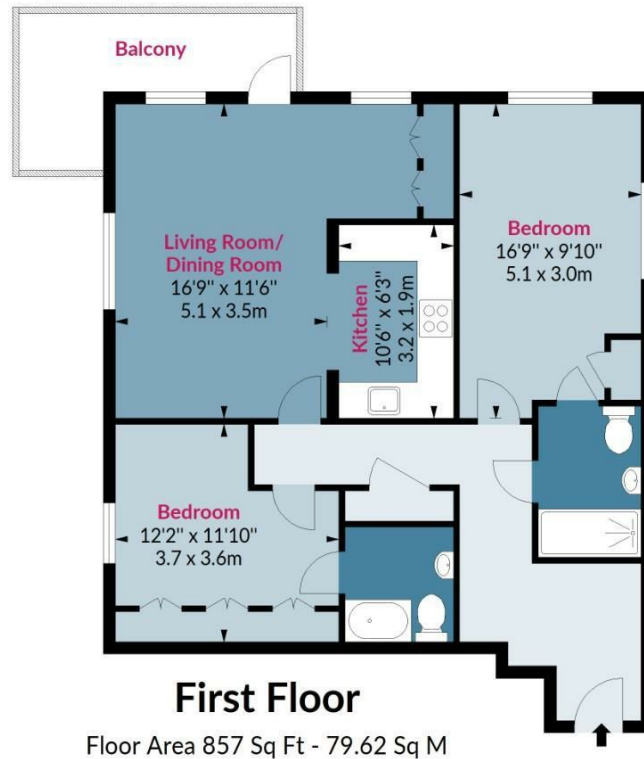




Shingly Place, E4

Approx. Gross Internal Area(Including Balcony) 941 Sq Ft - 87.42 Sq M
Approx. Gross Internal Area(Excluding Balcony) 857 Sq Ft - 79.62 Sq M

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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.
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BUTLER & STAG

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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.