



Station Road, Chingford, E4

BUTLER & STAG





**Centrally situated in one of the most sought-after locations within Chingford, the property is surrounded by an abundance of popular restaurants, coffee shops, pubs and transport links.**

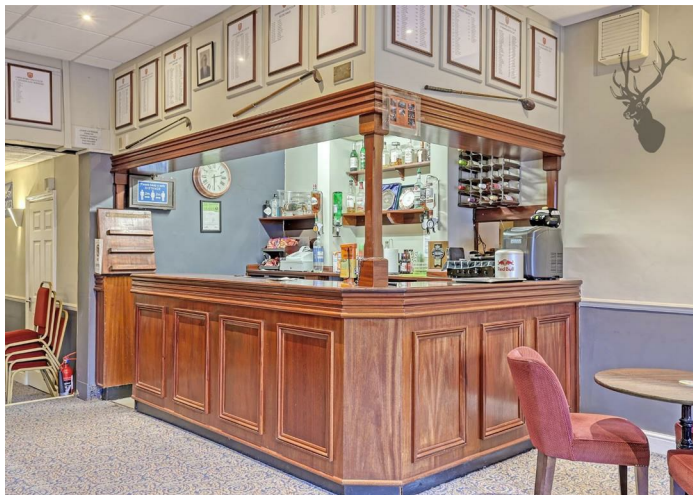


## Freehold

- Rare Freehold Opportunity
- Development Potential
- Close Proximity To Local Shops
- Bus Stop On Your Doorstep
- Same Ownership For Nearly 100 Years
- Great Location
- Stones Throw Away From Chingford Station
- Bordering Epping Forest

The site is located in Chingford, an exclusive town within London's suburbs, 12 miles to the northeast of Liverpool Street station. It has excellent transport links with Chingford Overground Station giving direct access to Liverpool Street within 40 minutes. The M11 and M25 motorways are within easy reach and there are several excellent schools, greenspace, shops, supermarkets and shopping centres within the immediate vicinity.

Ground floor commercial with the upper floors offering the chance of residential development. The site itself is situated within close proximity to all local amenities, and a stones throw away from Chingford Overground Station. With a combination of commercial and residential potential, and a prime location, this site represents a fantastic opportunity to capitalise on the demand for both retail and residential spaces.









## Station Road

Approx. Gross Internal Area 275.7 Sq M ( 2967.5 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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