



60 Larkshall Road, London, E4

BUTLER  STAG



**Welcome to Quarter Four, an exclusive development comprising just five luxury apartments and four meticulously crafted townhouses, each an epitome of sophistication and style. Positioned on Larkshall Road within walking.**



**Freehold**

**Asking Price £749,000**

The interior spaces are defined by LVT flooring in a Herringbone style in the primary living spaces, luxury neutral carpets in the bedrooms and bespoke luxury German kitchens which add visual excitement and depth to the room.

Each house enjoys custom-built kitchen cabinetry which embraces a sense of timeless style and functionality, making it an enduring design that fits perfectly for this brand-new building. All kitchens have top-of-the-range integrated appliances that provide all the features necessary to accommodate a contemporary lifestyle for the new owner.

The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format veined marble effect Italian porcelain tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, and shower heads sleek in design and have a matt black finish. Wall-hung toilets and basins are a running theme as are the spacious walk-in showers with glass enclosures that provide a functional space.

All houses within Quarter Four have their own private outdoor space which is a wonderful feature and extends the living space in the warm summer months. This new development offers a popular urban location whilst being surrounded by wide-open green spaces, yet still providing access to central London within a short train or car journey.

All houses offer bedrooms large enough for a double bed and plenty of space to spare for wardrobes.

The houses benefit from a 10-year Build-Zone warranty and allocated parking.

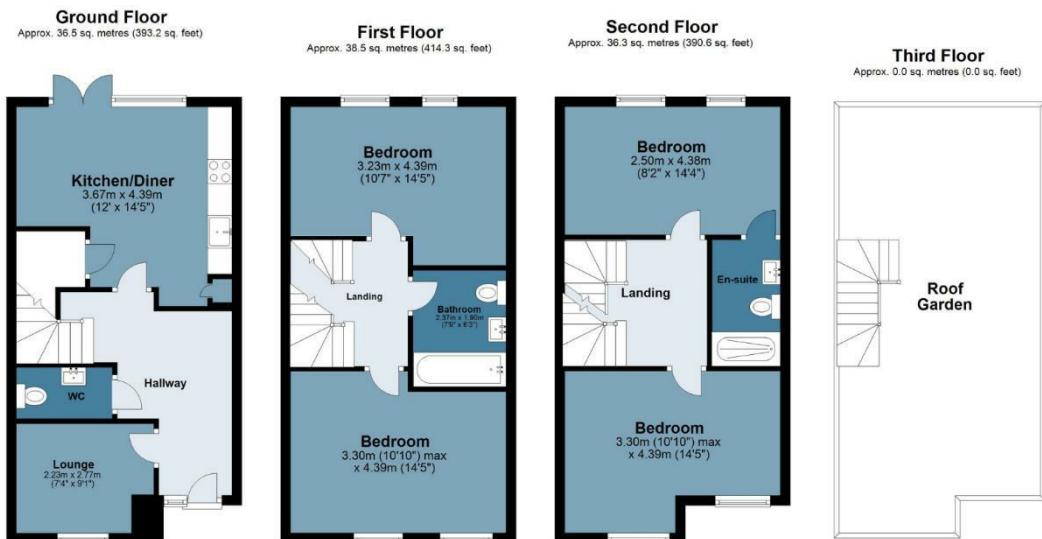
Chingford is a thriving town within trendy East London, supported by excellent transport



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Approx. Gross Internal Area 111.3 sq. metres (1198.0 q. feet)



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.

Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
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