



Connaught Avenue, London, E4

BUTLER & STAG



**Butler & Stag are delighted to offer this beautiful two bedroom duplex flat in the sought after Chingford location.**



- Two Bedroom Duplex Flat
- Heart of Chingford
- Private Terrace
- Great Location
- Good Transport Links
- Modern

The ground floor consists of an open plan living room/fully fitted kitchen, private terrace and a W/C. The first floor has two spacious bedrooms, main bedroom has an en-suite bathroom and there is a family bathroom too.

Located in Central North Chingford, you will find the shops, bars and restaurants of Station Road Chingford Station is within 400ft away for excellent access to London and the West End. As well as being in close proximity to Epping Forest.

This absolute dream of a property is available August to qualified tenants on a furnished or unfurnished basis and is fully managed by the professional property team at Butler & Stag for complete peace of mind.

Council Tax Band D

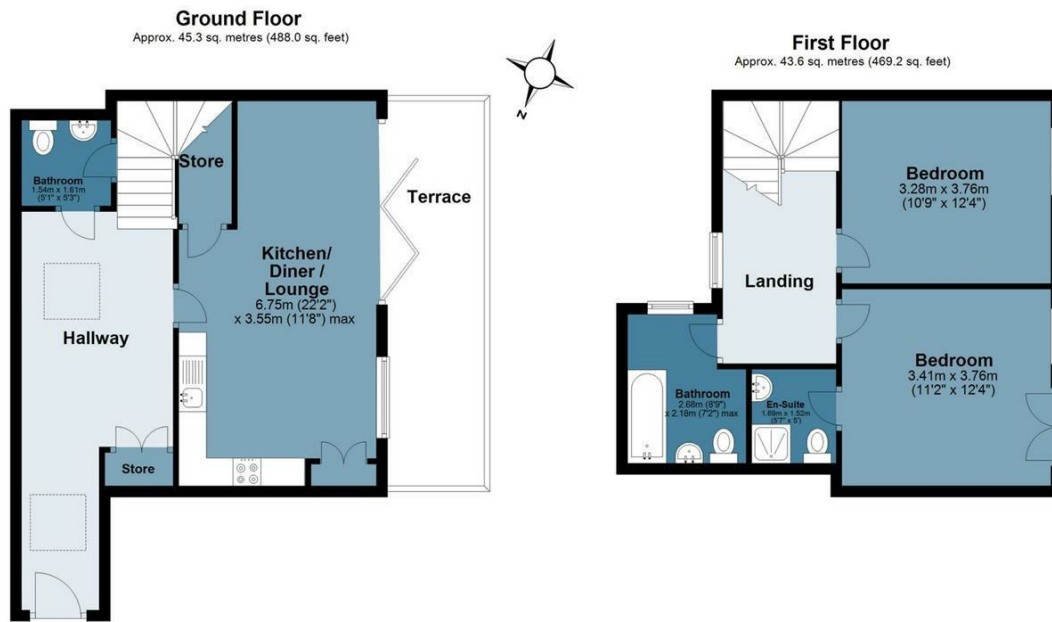




## Connaught Avenue

Approx. Gross Internal Area 88.9 Sq M ( 957.2 Sq Ft )

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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.

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.

BUTLER & STAG

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