



Eglington Road, Chingford, E4

BUTLER  STAG





**\*GUIDE PRICE 400,000 - £425,000\***  
**A bright first floor apartment in a SUPERB North Chingford location. Golf/TFL 5, Epping Forest all nearby.**  
**Lease 999 Years December 25th 1965**



## Leasehold

- Three Bedroom Apartment
- Forest/High Street/TFL 5
- Communal Gardens
- Lease In Excess Of 900 Years
- Outstanding Location
- Allocated Parking
- Golf/Equestrian Facilities Nearby

Located in an outstanding North Chingford location, Butler & Stag are delighted to offer for sale this first floor, three-bedroom apartment, that offers close to 800 sq ft of living space.

The property is filled with natural light and provides comfortable living space with a reception room that measures nearly 18' x 12', two excellent double bedrooms and a third that is great for guests or use as a home office. The vendor advises that the property has a lease well in excess of 900 years for long term peace of mind and there is the added benefit of allocated, covered parking. Eglington Road is a broad, tree lined turning in the heart of popular North Chingford, adjacent to the open spaces of Epping Forest, the Royal Epping Forest Golf Club are on your doorstep and the popular restaurants of Station Road are within 200 yds.

Access to the City and West End are a breeze with North Chingford [TFL 5] a stroll away. The motorway network is easily accessible with both the M25 and M11 nearby.

Council - Waltham Forest  
 Tax Band - D



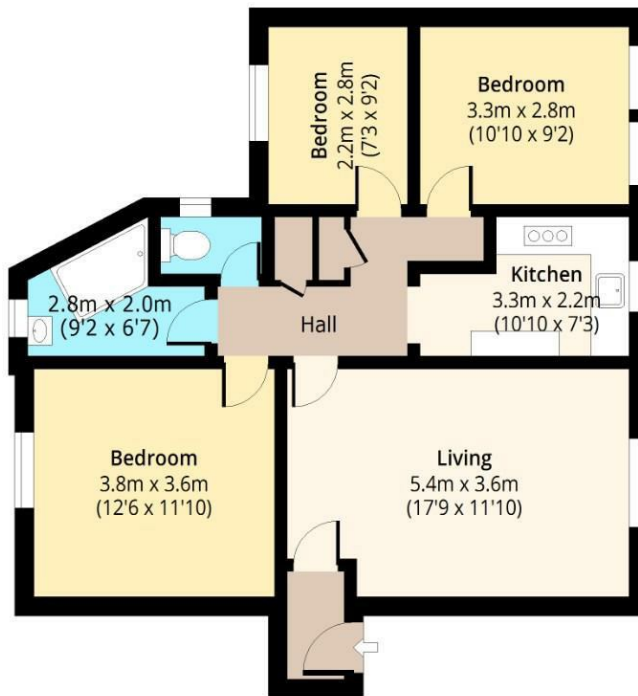




# Eglington Road

## First Floor

Approx. 73.94 Sq. meters (796 Sq. feet)



Total area: approx. 73.94 Sq. meters (796 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)

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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