



Chingford Road, London, E17

BUTLER & STAG



**Guide Price £400,000-£425,000.**  
**This beautifully presented two-bedroom Warner flat offers character, space and an abundance of natural light, set on the first floor and extending to just under 850 Sq. ft of well-designed living accommodation. Boasting a generous 30ft West-facing garden, the property seamlessly combines period features with modern finishes.**



## Leasehold

- First Floor Warner Flat
- 149 Years Remaining Lease
- Southwest Facing Private Rear Garden
- 1.0 Mile From Highams Park Station
- Two Generous Double Bedrooms
- Chain Free
- 833 Sq. ft Of Accommodation Space
- Minutes Walk From Lloyd Park

The home opens into a bright and spacious lounge, where a striking fireplace create a warm and welcoming atmosphere. Three large windows fill the room with natural light, while the generous proportions provide ample space for both relaxing and dining, making it ideal for entertaining.

Leading on, the property features a well-proportioned principal bedroom, a contemporary and stylish bathroom, and a fully fitted kitchen — both notably larger than typically found in Warner flats. To the rear, the second bedroom enjoys peaceful views over the private garden, a sun-filled outdoor retreat thanks to its desirable westerly aspect, perfect for summer gatherings, al fresco dining, or unwinding at the end of the day.

Ideally located within a vibrant and well-connected neighbourhood, the property sits just opposite the popular Dog & Duck, renowned for its craft beers and excellent pizzas. Walthamstow Central Station is approximately one mile away, providing swift access to the Victoria Line. Whether you choose a scenic 20-minute walk through the park or a convenient bus journey from nearby, commuting into central London is effortless.

A superb opportunity to acquire a spacious and characterful Warner flat in a sought-after location.



## Chingford Road

Approx. Gross Internal Area 77.5 sq. metres (833.7 sq. feet)

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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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