



Endlebury Road, Chingford, E4

BUTLER & STAG



**FOR SALE BY INFORMAL TENDER. ALL
SEALED BIDS TO BE PLACED WITH
BUTLER & STAG 184 QUEENS ROAD
IG9 5BD BY CLOSE OF BUSINESS 17TH
NOVEMBER. VIEWING DATES: OCT
27TH, NOV 10TH, NOV 17TH.
LEASE 941 YEARS. S/C £1236.00 P/A.
G/R £0. RENTAL VALUE £1800.00 PCM.
CONTACT US FOR FULL DETAILS AND
VIEWING TIMES.**



Leasehold

- Three Bedrooms
- Chain Free
- Popular North Chingford Location
- Chingford Station (TFL 5) 0.6 Miles
- Ground Floor
- Virtual Freehold
- Garage En-Bloc
- Close to Parkland/Epping Forest

Available on a chain free basis, Butler & Stag are delighted to offer this spacious (717 sq ft) ground floor, three bedroom apartment.

The property offers three well proportioned bedrooms, a bright 16.5 ft reception room, fitted kitchen and separate bathroom.

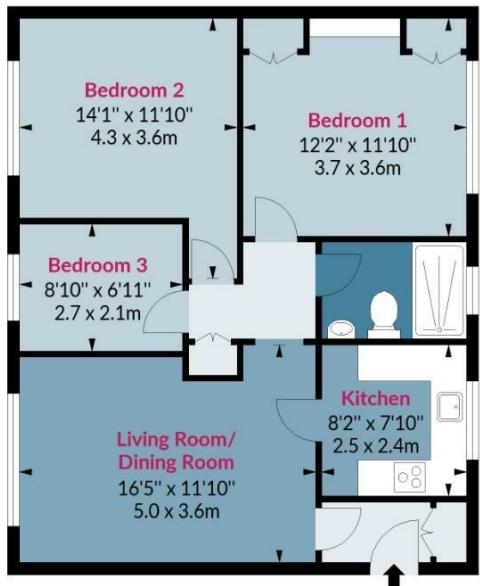
Russell Lodge is located on popular Endlebury Road, giving excellent access to local parkland and with the open spaces of Epping Forest within 3/4 of a mile. The shops, bars and independent restaurants of Station Road are nearby as is Chingford Overground which provides quick and easy transport into the City and West End.

VIRTUAL FREEHOLD, CHAIN FREE.



Russell Lodge, E4

Approx. Gross Internal Area 717 Sq Ft - 66.61 Sq M



Ground Floor

Floor Area 717 Sq Ft - 66.61 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.
Date: 3/5/2023
lpaplus.com

BUTLER & STAG

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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.