



Boteley Close, Chingford, E4

BUTLER & STAG



**Substantial. split level,
TWO DOUBLE
BEDROOMS + STUDY.
Excellent Condition,
Balcony To Master
Bedrooms. CALL NOW.**



Leasehold

- Top Floor, Split Level
- Spacious Kitchen/Dining Room
- Two Double Bedrooms
- Chingford (TFL 5) & Highams Park(TFL 4)
- Beautifully Presented
- Separate Lounge
- Common Gardens

Located on the top floor of this attractive "Mansion" style block, Butler & Stag are delighted to offer for sale this impressive, split level, two double bedroom apartment. Maintained and improved by the current owners to a very high standard the property offers a kitchen/dining room with high gloss kitchen units and integrated appliances and a bright reception room 15' reception room. Upstairs, you will find two well proportioned double bedrooms (Bedroom One with private balcony) and a fantastic study area that could be used a guest sleeping accommodation. Botley Close is an attractive 1930's block set just off of popular Friday Hill, you will find some sensational greenspaces locally and for those that need them some very well regarded local schools. Highams Park (TFL 4) and Chingford (TFL 5) is set within a mile and a half and offers quick and easy access to Liverpool Street and the West End.

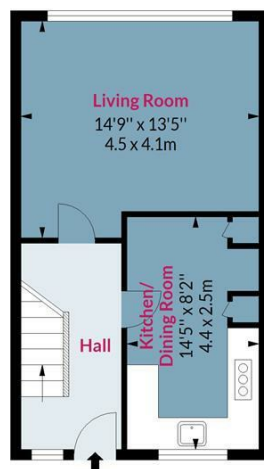




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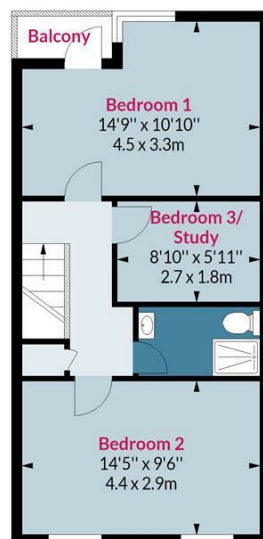
Approx. Gross Internal Area 843 Sq Ft - 78.31 Sq M
Approx. Gross Balcony Area 16 Sq Ft - 1.49 Sq M

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Second Floor

Floor Area 392 Sq Ft - 36.42 Sq M



Third Floor

Floor Area 451 Sq Ft - 41.90 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: 26/7/2023

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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