



Cart Lane, Chingford, E4

BUTLER & STAG



Location, Location, Location!
Situated in the heart of North Chingford this flat is the perfect place for first-time buyers, commutes or someone looking for a pied-à-terre as it offers easy access to all the amenities of Station Road and 5-minute walk to Chingford Overground Station.



Leasehold

- Ground Floor Two Double Bedroom
- Underfloor Heating Throughout
- 5 Minute Walk To Chingford Overground Station
- Private Garden
- Unbeatable Location
- On The Doorstep Of Epping Forest

Situated in the heart of North Chingford, this beautifully presented two-bedroom ground-floor apartment offers contemporary living, underfloor heating throughout and a private garden, perfect for relaxing or entertaining. Purpose-built for modern comfort, the property features two spacious double bedrooms with access from the master bedroom to a private garden, a stylish open-plan living space, and a sleek, well-appointed kitchen.

Ideal for first-time buyers or those seeking a convenient pied-à-terre, this home benefits from excellent transport links, with Chingford Station just moments away, providing direct trains to Liverpool Street in just 30 minutes. Located close to Epping Forest, local shops, cafés, and excellent amenities, this apartment combines city convenience with a suburban retreat.

Living in North Chingford offers a perfect blend of suburban tranquillity and easy access to London's hustle and bustle. Nestled on the edge of Epping Forest, the area boasts beautiful green spaces, making it ideal for nature lovers, walkers, and cyclists. The high street is lined with charming cafés, independent shops, and essential amenities, giving it a friendly, village-like feel. Transport links are excellent, with Chingford Station providing direct trains to Liverpool Street in under 30 minutes, making it a popular choice for commuters. The area is also home to good schools, a strong sense of community, and a mix of period homes and modern developments, making it a desirable place to live for families and professionals alike.





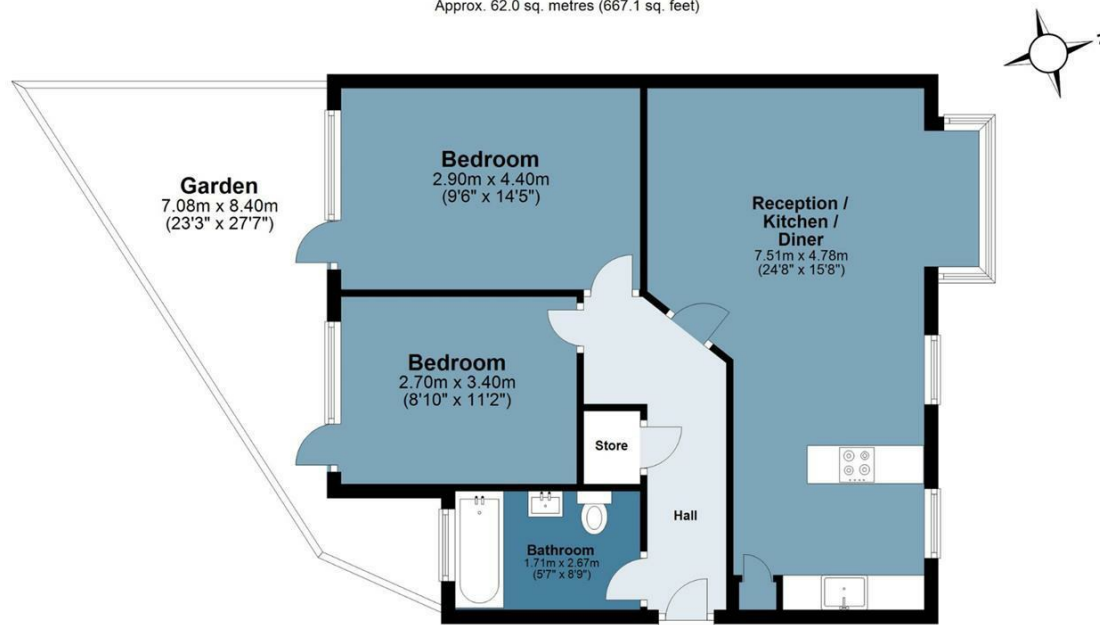
Cart Lane

Approx. Gross Internal Area 62 sq. metres (667.1 sq. feet)

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Ground Floor

Approx. 62.0 sq. metres (667.1 sq. feet)



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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