



The Ridgeway, Chingford, E4

BUTLER & STAG



**GUIDE PRICE £425,000 - £450,000.**  
**Located on the ground floor of the historic Chingford Town Hall, Butler & Stag are delighted to offer for sale this exceptional two double bedroom apartment. Excellent access to the shops, bars & restaurants of Station Road. Chingford TFL 5 is within one mile (Liverpool Street 27 minutes).**



## Leasehold

- Beautiful Period Building
- Bright Reception Room with Dual Aspect Windows
- Two Double Bedrooms
- Long Lease (115 Years)
- Exceptionally High Ceilings
- High Quality Kitchen & Bathroom Fittings
- Allocated Parking
- Close to Parkland/Forest

Available to view now, a sensational two double bedroom, ground floor apartment set in the historic Old Town Hall in leafy North Chingford.

Properties of this scope are rarely available (close to 900 sq ft), the period design of the property allows for extraordinarily high ceilings and the multi aspect windows allow the property to be filled with natural light providing exquisite living space.

The highlight of the property is the outstanding open plan kitchen/living room, extending over 27' with dual aspect windows, kitchen area with breakfast island and integrated appliances and high quality flooring throughout.

Each of the bedrooms is a well proportioned double and the main bedroom offers en-suite facilities to complement the modern family bathroom.

The Old Town Hall is a historic building that was fully refurbished in 2013 and arranged as just five high specification homes, the ground floor units being the largest. Located just a half mile from the Village Green and the shops and bars of Station Road, this really is a superbly convenient location, and the added benefit is that Chingford Overground sits at the far end of Station Road and gives access to the City and West End in less than 30 minutes.





## Old Town Hall, E4

Approx. Gross Internal Area 884 Sq Ft - 82.12 Sq M

BUTLER & STAG



### Ground Floor

Floor Area 884 Sq Ft - 82.12 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: 28/6/2023

lpaplus.com

BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

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.