



Top House Rise, London, E4

BUTLER & STAG



Located in a quiet cul-de-sac in the heart of north Chingford is this well presented first floor maisonette being sold with no onward chain.



Leasehold - Share of

First Floor Maisonette

- First Floor Maisonette
- Two Double Bedrooms
- 0.6 Miles To Chingford Overground
- Being Sold With No Onward Chain
- North Chingford Location
- Good Decorative Order Throughout

This beautifully presented first-floor maisonette offers bright and well-proportioned accommodation, ideal for first-time buyers or investors alike.

The private entrance on the ground floor leads to a staircase rising to a welcoming hallway. The spacious living room is filled with natural light and opens onto a private balcony — perfect for relaxing or entertaining. The modern kitchen is thoughtfully arranged with ample storage and workspace.

There are two comfortable double bedrooms and a contemporary bathroom, complemented by useful built-in storage off the hallway.

Situated in a desirable residential area, the property benefits from convenient access to local amenities, green spaces, and transport links.

Stylish, practical, and ready to move into, this home combines comfort and convenience in equal measure.

Living in North Chingford offers the perfect balance between leafy suburban tranquility and easy access to the city. Nestled on the edge of Epping Forest, the area provides miles of beautiful woodland for walking, cycling, and outdoor recreation, giving it a distinctly village-like atmosphere. The high street is lined with independent cafés, restaurants, and boutique shops, creating a friendly and vibrant community feel.

Excellent transport links, including Chingford Station with direct trains to Liverpool Street, make commuting straightforward, while good schools and well-kept parks add to its family appeal. North Chingford blends heritage charm, green open spaces, and modern convenience — a rare combination that makes it one of East London's most desirable places to live.





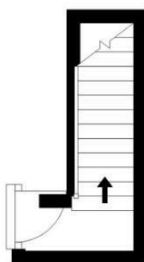
Top House Rise

pprox. Gross Internal Area 64.8 Sq M (697.3 Sq Ft)

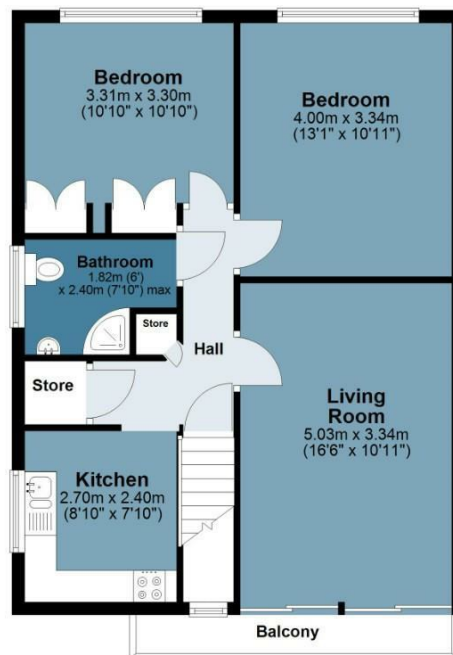
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Ground Floor
Approx. 3.2 sq. metres (35.0 sq. feet)



First Floor
Approx. 61.5 sq. metres (662.4 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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