



**18 Warren Road, Chingford, E4**

**BUTLER & STAG**



**\*Guide Price £300,000 - £315,000\***  
**A one bedroom, ground floor flat with PRIVATE REAR GARDEN on a quiet E4/Chingford turning. Vendor advises that property will benefit from EXTENDED LEASE as part of the sale.**



## Leasehold

- Chain Free
- Allocated Off Street Parking
- Vendor Advises Lease Will Be Extended
- Chingford Station (TFL 5)
- Private Rear Garden
- Refitted Kitchen And Bathroom
- Close to Shops And Parkland

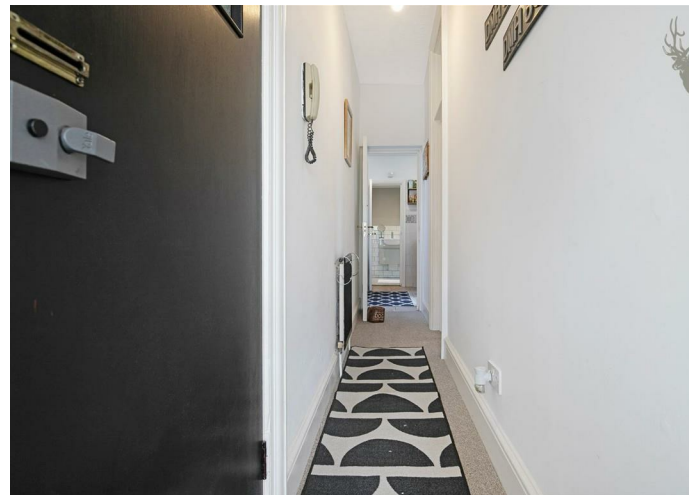
Available to view and on a chain free basis, Butler & Stag are delighted to offer for sale this exceptionally bright, one bedroom, ground floor converted flat that has the additional benefit of a private rear garden that the vendor advises is an absolute sun trap.

Located on a quite turning in Chingford/E4, the property offers a bay fronted reception room that measures in excess of 16' and has the high ceilings and large windows that people love so much.

Moving through the property we have a double bedroom, refitted kitchen and a modern bathroom with walk in glazed shower cubicle.

Warren Road is a quiet turning in E4 and is set within 3/4 of a mile of popular Station Road with its mix of trendy independent stores and coffee shops (Dada is a particular favourite) as well as popular High St brands.

Chingford is highly prized for its access to green spaces, with many parks and the open spaces of Epping Forest nearby. Available on a chain free basis and the vendor advises that the lease of the property will be extended as part of the sale.... perfect.

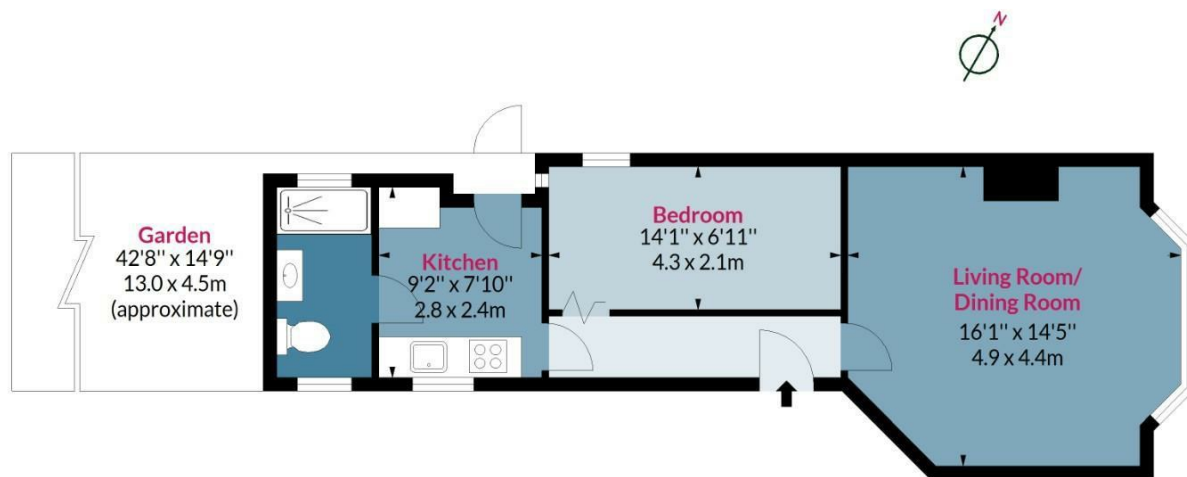




## Warren Road, E4

Approx. Gross Internal Area 474 Sq Ft - 44.03 Sq M

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## Ground Floor

Floor Area 474 Sq Ft - 44.03 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.

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Date: 15/6/2023

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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