



Kings Head Hill, London, E4

BUTLER & STAG



**Welcome to Pinot Way, an exclusive development comprising just seven meticulously crafted townhouses, each an epitome of sophistication and style.**

**Enjoy grabbing a coffee or bite to eat, in one of the many local eateries in North Chingford or taking a leisurely stroll in Epping Forest, for the perfect escape from the hustle and bustle of City life. Relax in a beautiful space you can call home within a peaceful development.**



## **Freehold**

# **Asking Price £785,000**

The ground floor is defined by large Italian tiled flooring that flows meticulously with the Italian kitchens, adding visual excitement and depth to the room.

Each house enjoys custom-built kitchen cabinetry which embraces a sense of timeless style and functionality, making it an enduring design that fits perfectly for this brand-new building. All kitchens have top-of-the-range integrated appliances that provide all the features necessary to accommodate a contemporary lifestyle for the new owner.

The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format veined marble effect Italian porcelain tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, and shower heads sleek in design. Wall-hung toilets and basins are a running theme as are the spacious walk-in showers with glass enclosures that provide a functional space.

All houses within Pinot Way have their own private outdoor space which is a wonderful feature and extends the living space during the warm summer months. This new development offers a popular urban location whilst being surrounded by wide-open green spaces, yet still providing access to central London within a short train or car journey.

All houses offer bedrooms large enough for a double bed and plenty of space to spare for wardrobes.

The houses benefit from a 10-year Advantage warranty and private parking.

Chingford is a thriving town within trendy East London, supported by excellent transport links making Liverpool Street accessible in just 25 minutes. Station Road, the high street of choice in North Chingford, offers an electric mix of independent shops, restaurants,



## Pino Way, Plot 4

Approx. Gross Internal Area 131.7 Sq M ( 1417.4 Sq Ft )

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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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Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
please don't hesitate to contact us on  
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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.