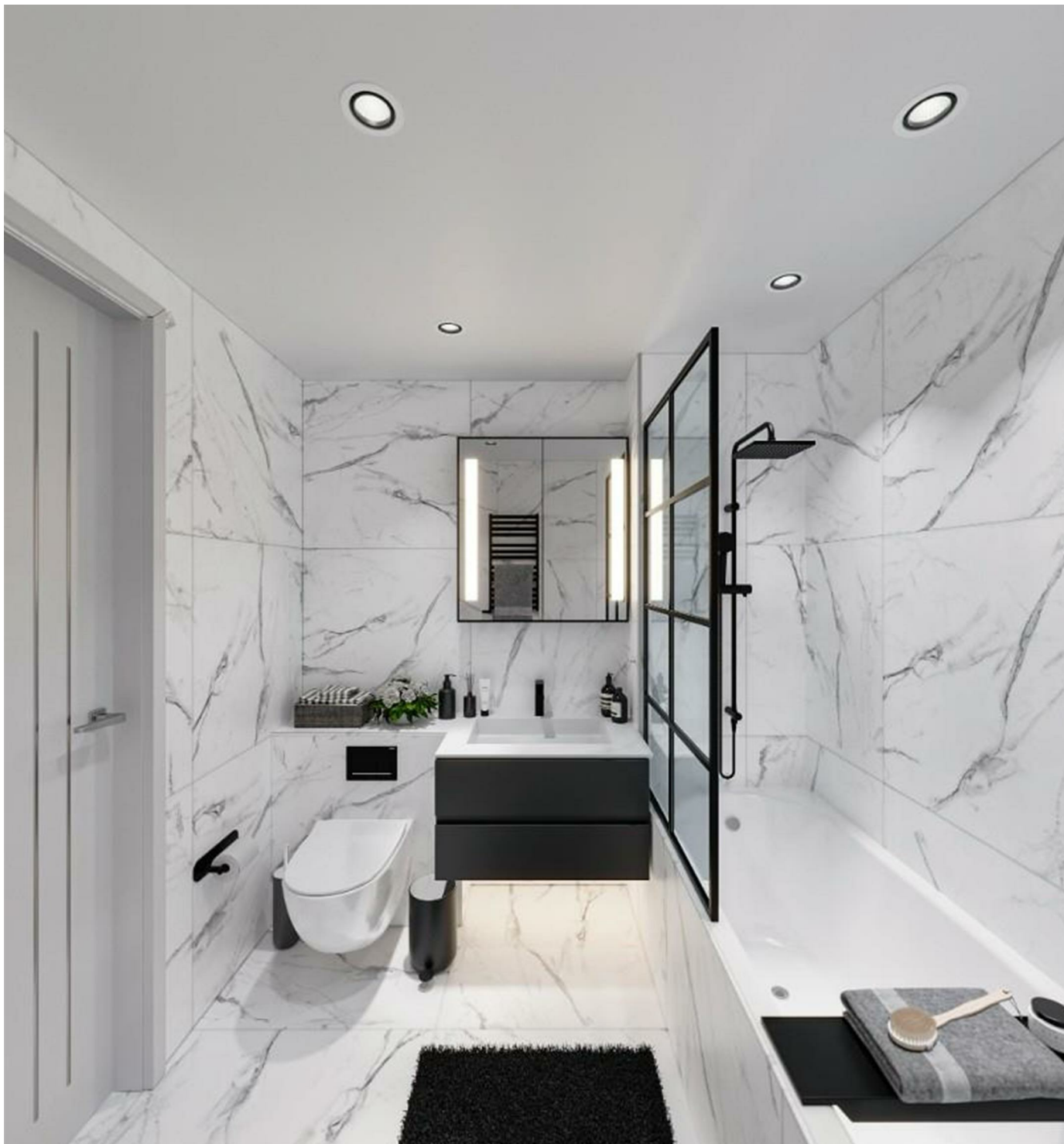




60 Larkshall Road, London, E4

BUTLER & STAG



COMING SOON - REGISTER YOUR INTEREST NOW!

Welcome to Quarter Four, an exclusive development comprising just five luxury apartments and four meticulously crafted townhouses, each an epitome of sophistication and style. Positioned on Larkshall Road within walking.

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 £749,000

The interior spaces are defined by LVT flooring in a Herringbone style in the primary living spaces, luxury neutral carpets in the bedrooms and bespoke luxury German kitchens which add 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.

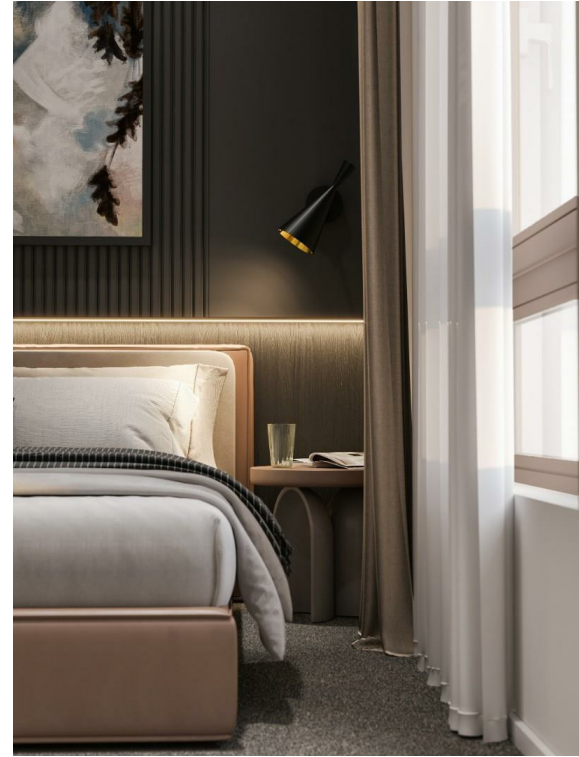
The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format veined marble effect Italian porcelain tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, and shower heads sleek in design and have a matt black finish. 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 Quarter Four 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 Build-Zone warranty and private parking.

Chingford is a thriving town within trendy East London, supported by excellent transport



Quarter Four



HOUSE D
Semi-Detached

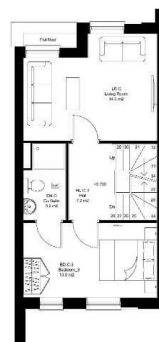
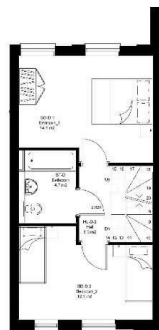
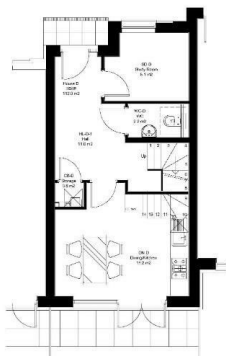
Overall Width	4.41 (13.81)
Overall Depth	4.47 (13.53)
Plot Area	4.41 x 4.47 (19.50)
Bedroom 1	4.41 x 3.06 (13.33)
Bedroom 2	4.41 x 3.06 (13.33)
Living	4.41 x 3.06 (13.33)
Kitchen	4.41 x 3.06 (13.33)
Bath	1.52 (4.66)
WC	1.52 (4.66)
Front Porch	1.52 (4.66)
Back Porch	1.52 (4.66)
Total	120.00 sq. ft.

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Floor plans for illustration 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 indication for illustrative purposes only.

Prepared on behalf of Butler & Stag Land and New Homes

If you have any further questions please don't hesitate to contact us on the details below



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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.