



Katherine Gardens, Ilford, IG6

BUTLER & STAG



**Welcome to Katherine Gardens, this exclusive development comprises of just five meticulously crafted luxury apartments, each an epitome of sophistication and style.**



**Leasehold**  
**Asking Price £400,000**

This beautifully designed one-bedroom apartment is conveniently situated on the periphery of Chigwell. Offering sleek, modern interiors and a smart layout, it's an ideal home for professionals or couples seeking stylish living with excellent transport links to Central London. The apartment features a spacious open-plan living and dining area, flooded with natural light through large windows. A contemporary kitchen comes fully equipped with integrated appliances including an oven, hob, fridge/freezer, and dishwasher. The double bedroom is generously sized and offers plenty of space for wardrobes.

Additional features include ample storage throughout, two private gardens providing outdoor space, and the convenience of a secure entry system for access. The development also offers dedicated parking space for each unit with an EV charging point.

Located under a 0.5 mile walk from Hainault Underground Station on the Central Line, commuting to the City or West End is fast and easy. Local amenities such as supermarkets, cafes, and green spaces like Hainault Forest are within close proximity.

The apartment is available immediately, and early viewings are highly recommended.



## Katherine Gardens

Approx. Gross Internal Area 47.9 sq. metres 516.1 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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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.