



Farthings Close, Chingford, E4

BUTLER & STAG



**A bright and spacious first floor of six flats, one bedroom apartment on the doorstep of the open spaces of Epping Forest offered with a Long Lease.**



## Leasehold

- One Bedroom Apartment
- Refitted Magnet Kitchen
- Epping Forest
- White Goods Included
- Top Floor (Quiet)
- Updated Shower Room
- Lease in Excess of 100 Years
- Unreserved Parking

Available to view now, a beautifully presented, one bedroom apartment set in a small block of just six flats in a quiet E4 Cul-De-Sac.

The property has been recently updated, with a high gloss fitted kitchen with integrated appliances, modern fitted bath/shower room with large walk in double shower, a well proportioned double bedroom and large (very useful) storage/utility room.

Farthings Close is a quiet turning just moments from Epping Forest and with the shops of Chingford Hatch less than half a mile away.

Access to the City and West End is well catered for with Highams Park Station (TFL 4) just over a mile away.

Long Lease.





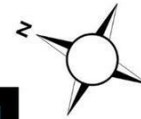
## Farthings Close

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Approx. Gross Internal Area 48.4 sq. metres (520.5 sq. feet)

### First Floor

Approx. 48.4 sq. metres (520.5 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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**BUTLER & STAG**

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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.

[www.butlerandstag.uk](http://www.butlerandstag.uk)