



Falmouth Avenue, Chingford, E4

BUTLER & STAG



# A well presented, two double bedroom ground floor apartment with private rear garden, set in the heart of the popular Highams Park.



- Two Double Bedrooms
- Available October
- Modern Kitchen/Bathroom
- Private Garden
- Excellent Condition
- Great Transport Links

Butler & Stag are delighted to offer this immaculate two double bedroom flat with a private rear garden.

The property offers modern fitted kitchen, two double bedrooms, family bathroom and is presented in very good order throughout.

Excellent local transport and facilities and perfect for professional tenants.

Available October

Council Tax Band C

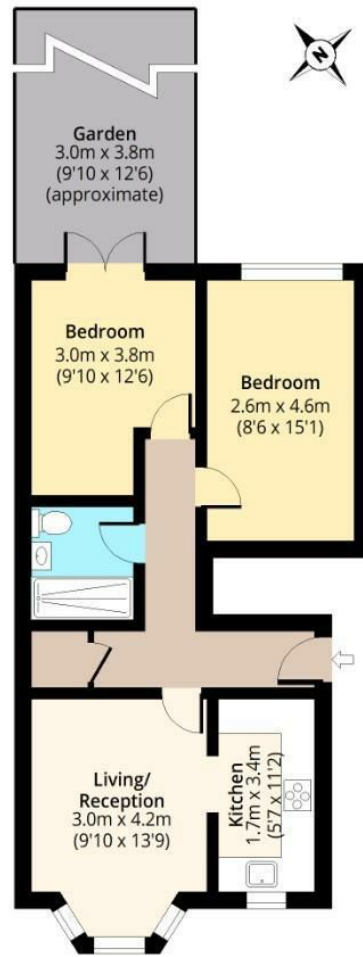




## Falmouth Avenue, E4

### Ground Floor

Approx. 55.93 Sq. meters (602 Sq. feet)



Total area: approx. 55.93 Sq. meters (602 Sq. feet)  
For illustration purposes only - not to scale  
[www.lpaplus.com](http://www.lpaplus.com)



# BUTLER & STAG

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ [buckhursthill@butlerandstag.com](mailto:buckhursthill@butlerandstag.com)

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