



The Ridgeway, Chingford, E4

BUTLER & STAG



A high quality and well presented, TWO DOUBLE BEDROOM, two bathroom apartment in a prime NORTH CHINGFORD location. LONG LEASE.



Leasehold

- Two Bedrooms/Two Bathrooms
- Beautifully Presented
- Lovely Balcony
- Long Lease (116 Years)
- Allocated Parking
- Landmark Development
- Shops/Restaurants Half Mile
- Chingford Station (TFL 5) 3/4 Mile
- Epping Forest
- Local Parkland/Nature Reserves

Located in a landmark North Chingford development, Butler & Stag are delighted to offer for sale this stylish, first floor, two double bedroom two bathroom apartment with private, front facing balcony. The property has been beautifully maintained by the current vendors and is presented with high quality flooring, modern white high gloss kitchen with integrated appliances, and each of the bathrooms (including en-suite) is outfitted with bright and modern fittings. The spacious reception room opens out on to a fabulous balcony with views out over the prestigious "Ridgeway", one of the most desirable locations in North Chingford. Shingly Place is located a short stroll away from the shops, bars and restaurants of popular Station Road. With smaller, but well respected supermarkets like Co-Op and the new Amazon Fresh that mean daily shops are easy and of high quality. Also, Station Road is well known locally for its excellent restaurant and bar scene, with "Pat Pong" and "The Rusty Bike" serving authentic Thai Food, Helen's On The Green is a popular stop for coffee and "Breeze" is without a doubt one of the best Meze's in London. Topping it off? not only do we have Chingford Station that gives access to Liverpool Street in less than thirty minutes, but also, the open spaces of Epping Forest are on at the heart of the community, with Cycling, walking, tennis, golf, rugby and so much more giving plenty of scope for outdoor activities.

Council-Waltham Forest
Tax Band- D

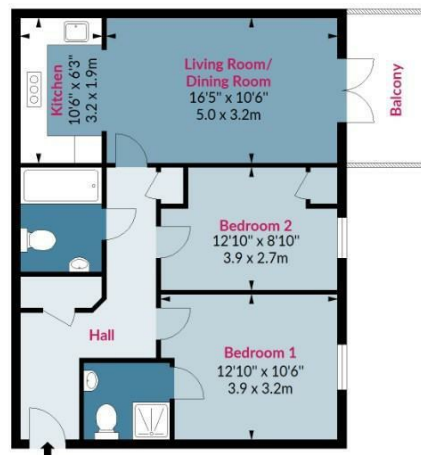




Shingly Place, E4

Approx. Gross Internal Area(Including Balcony) 761 Sq Ft - 70.70 Sq M
Approx. Gross Internal Area(Excluding Balcony) 701 Sq Ft - 65.12 Sq M

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First Floor

Floor Area 701 Sq Ft - 65.12 Sq M

Floor plan is for illustrative 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 interpretation for illustrative purposes only.
lpaplus.com

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.