



Whitehall Gardens, London, E4

BUTLER & STAG





**This three-bedroom mid-terrace family home is located on a peaceful, tree-lined street in the sought-after area of North Chingford.**



## Freehold

- Desirable North Chingford Location
- Short Walk to Chingford Station
- Three Bedrooms
- 1920's Terrace Home
- Potential to Extend (STPP)
- Garage Available via Separate Negotiation

This three-bedroom mid-terrace family home is located on a peaceful, tree-lined street in the sought-after area of North Chingford. Just a short walk from the station and the vibrant shops, cafés, and amenities of central Chingford, it offers both convenience and community. With ample potential to add value through refurbishment and extension, many neighbouring properties have already converted their lofts to create a fourth bedroom.

On the ground floor, a welcoming hallway leads to a bright living room with a bay window, and a separate dining room that flows through to the kitchen, providing access to the rear garden.

Upstairs, the first floor features three generously sized bedrooms, each with ample natural light, along with a shower room.

Garage en-bloc available to purchase via separate negotiation (lease remaining 38 years approx)









## Whitehall Gardens

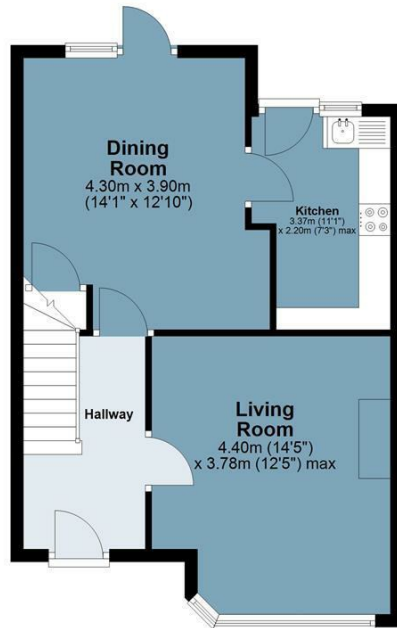
Approx. Gross Internal 85 Area Sq M ( 914.5 Sq Ft )

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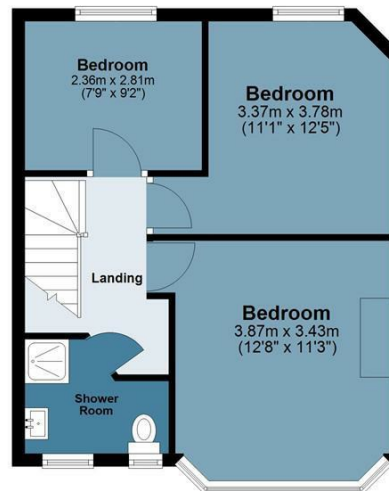
### Ground Floor

Approx. 46.1 sq. metres (496.2 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.3 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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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.

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