



Station Road, Chingford, E4

BUTLER  STAG



SALE AGREED, SIMILAR ALWAYS REQUIRED

A top floor, one bedroom apartment that by the vendors own admission requires a little TLC, but offers huge potential for improvement.



- Sold by Butler and Stag
- Lease in excess of 120 years
- Large, private roof terrace
- Top floor, split level (Bright and Quiet)
- Central North Chingford
- Refitted combination boiler with Hive
- Liverpool Street 30 minutes

Look beyond the tired interiors and you will see the potential of what might be. Set in a first class location just a short stroll from Chingford Station, amongst the vibrant shops and amenities of Station Road and majestic Chingford Plains and Epping Forest beyond.

Being top floor, the property is flooded with natural light also boasts a spacious, private roof terrace with expansive views. Other benefits include a recently installed boiler, set with Hive online functionality and the lease is well in excess of 120 years. In summary this is a real diamond in the rough in need of a creative eye and some sensible cosmetic improvement, this is a shrewd investment for someone.

Overground train services into London are regular and frequent arriving in Liverpool Street in just 25 minutes, and also connects to the underground. The M25 motorway is about a 10-minute drive away from the house. Stansted Airport can be reached in about half an hour and there are a wealth of sporting, leisure and outdoor pursuit facilities in the area. These include a David Lloyd Leisure Centre at nearby Buckhurst Hill, Chingford reservoirs at Lee Valley Park offer a variety of water sports and Epping Forest and the Queen Elizabeth Hunting Lodge are only a few minutes' drive away.





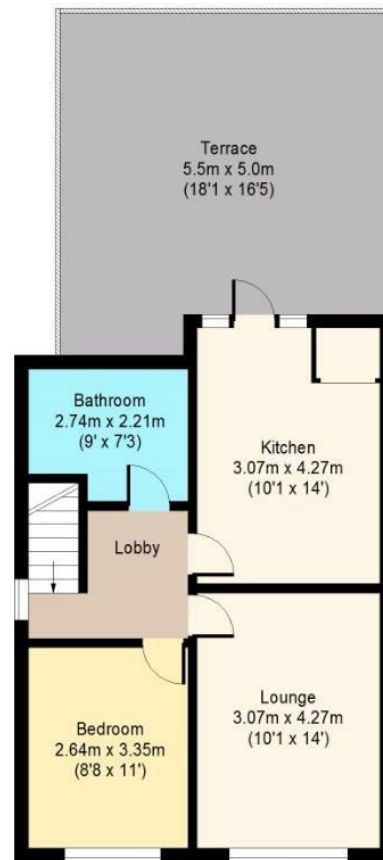
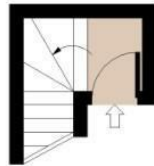
Station Road

Ground Floor Entrance

Approx. 3 Sq. meters (32 Sq. feet)

Second Floor

Approx. 49 Sq. meters (527 Sq. feet)



Total area: approx. (Including Terrace) 81 Sq. meters (872 Sq. feet)

Total area: approx. (Excluding Terrace) 52 Sq. meters (560 Sq. feet)

For illustration purposes only - not to scale

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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.