



Beresford Road, Chingford, E4

BUTLER & STAG



**Guide Price £350,000-£375,000.**  
**A well-proportioned and versatile two-bedroom apartment with share of freehold extending to approximately 696.5 Sq. ft, offering bright accommodation and the added benefit of a separate garage.**

### **Leasehold - Share of Freehold**



- Purpose Built
- Two Double Bedroom Second Floor Apartment
- Share of Freehold
- 696 Sq. Ft
- Modern Fitted Kitchen
- Separate Lounge/Diner
- Garage to Rear
- 0.3 Miles from Chingford Rail Station

The property opens into an entrance hall leading to a generous lounge/dining room, providing an excellent main reception space with ample room for both relaxing and entertaining.

The separate kitchen/dining room is well arranged and offers a functional layout with space for everyday dining, making it ideal for modern day-to-day living.

There are two double bedrooms, including a particularly well-sized principal bedroom, together with a bathroom and the added advantage of two useful store cupboards, enhancing the home's practicality.

Externally, the property further benefits from a garage/outbuilding of approximately 124 Sq. ft, ideal for storage, parking, or potential hobby/workshop use.





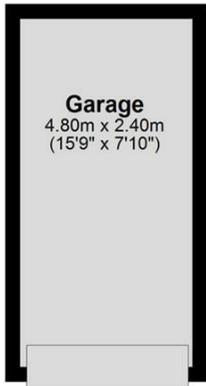
# Beresford Road



Approx. Gross Internal Area 64.7 sq. metres 696.5 sq. feet)

### Outbuilding

Approx. 11.5 sq. metres (124.0 sq. feet)



### Second Floor

Approx. 53.2 sq. metres (572.5 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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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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