

BUTLER & STAG



Flat 2, 18 Warren Road, London  
London

Guide Price £300,000



## Flat 2

18 Warren Road, London

A one bedroom, ground floor flat with private rear garden on a quiet E4/Chingford turning. Vendor advises that property will benefit from EXTENDED LEASE as part of the sale.

- Vendor Advises Lease Will Be Extended
- Refitted Kitchen And Bathroom
- Private Rear Garden
- Chingford Station (TFL 5)
- Close to Shops And Parkland
- Chain Free
- Allocated Off Street Parking





Available to view and on a chain free basis, Butler & Stag are delighted to offer for sale this exceptionally bright, one bedroom, ground floor converted flat that has the additional benefit of a private rear garden that the vendor advises is an absolute sun trap.

Located on a quite turning in Chingford/E4, the property offers a bay fronted reception room that measures in excess of 16' and has the high ceilings and large windows that people love so much.

Moving through the property we have a double bedroom, re fitted kitchen and a modern bathroom with walk in glazed shower cubicle.

Warren Road is a quiet turning in E4 and is set within 3/4 of a mile of popular Station Road with its mix of trendy independent stores and coffee shops (Dada is a particular favourite) as well as popular High St brands.

Chingford is highly prized for its access to green spaces, with many parks and the open spaces of Epping Forest nearby.

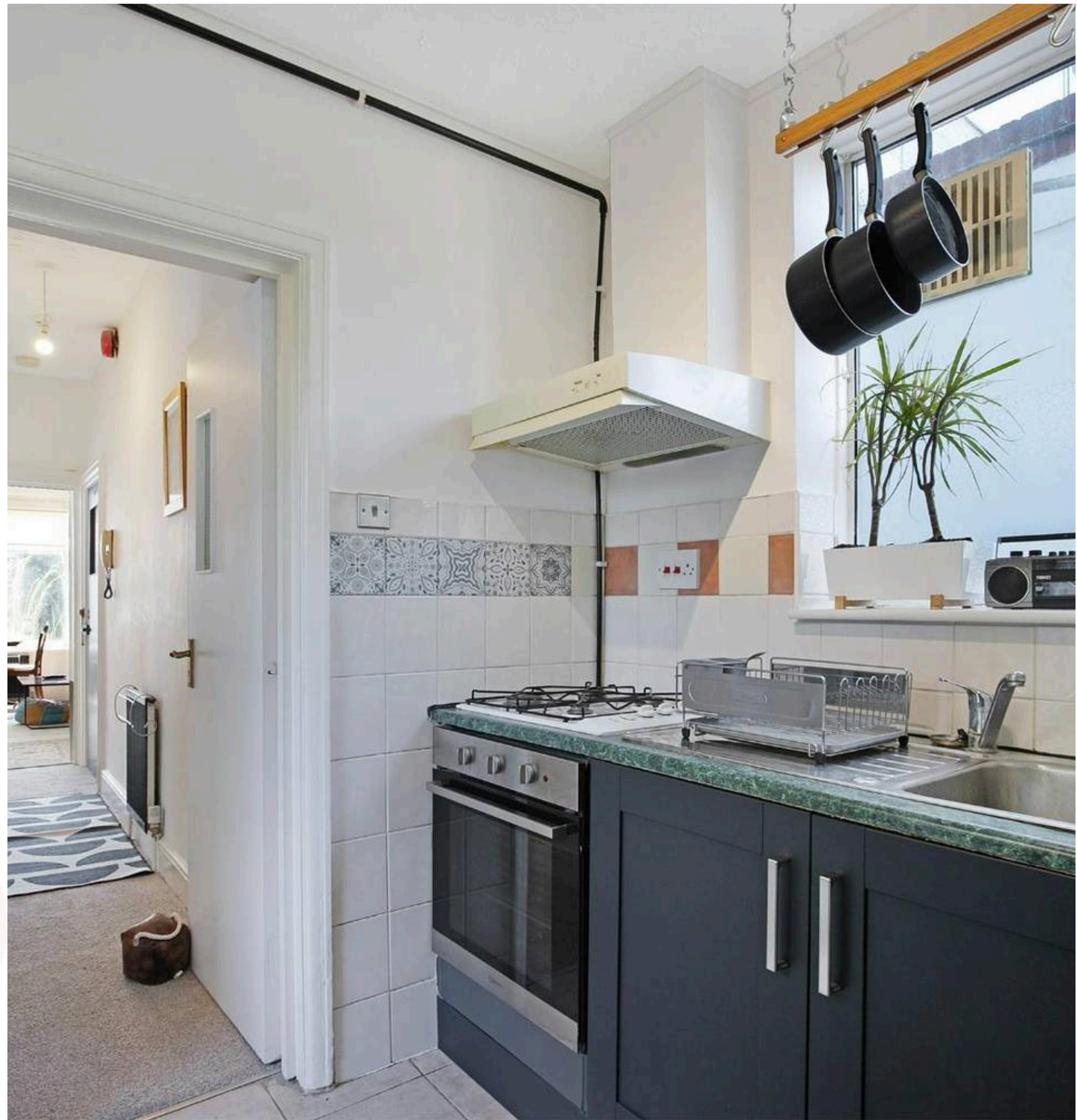
Available on a chain free basis and the vendor advises that the lease of the property will be extended as part of the sale.... perfect.

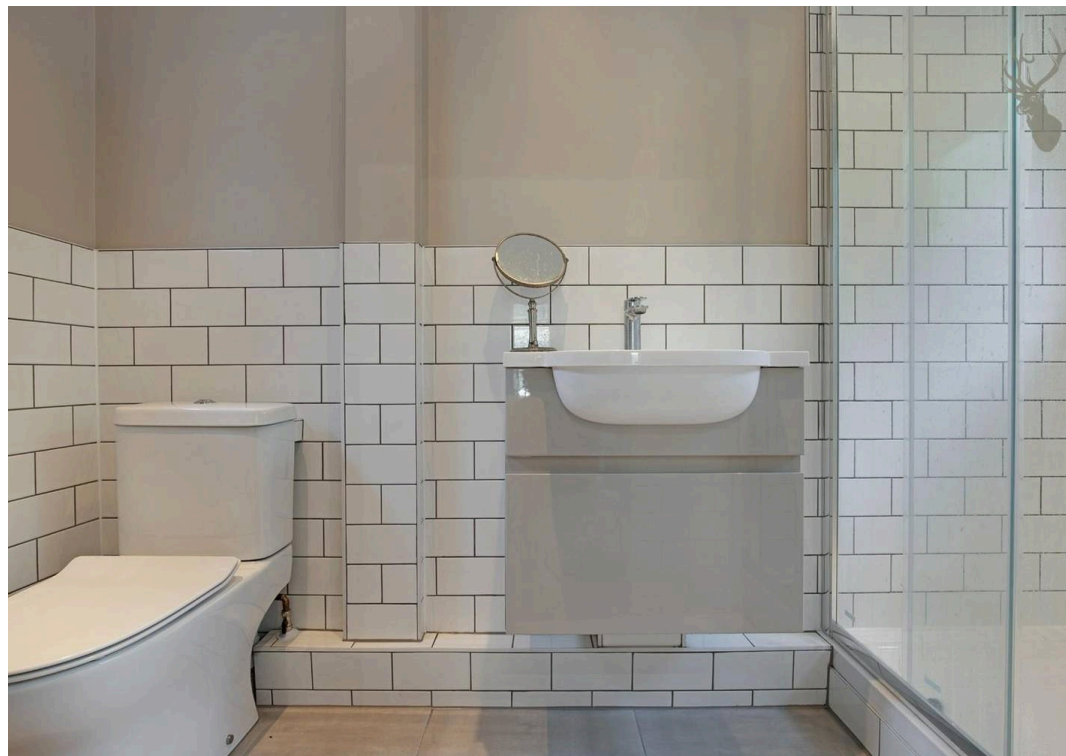
Council Tax band: C

Tenure: Leasehold

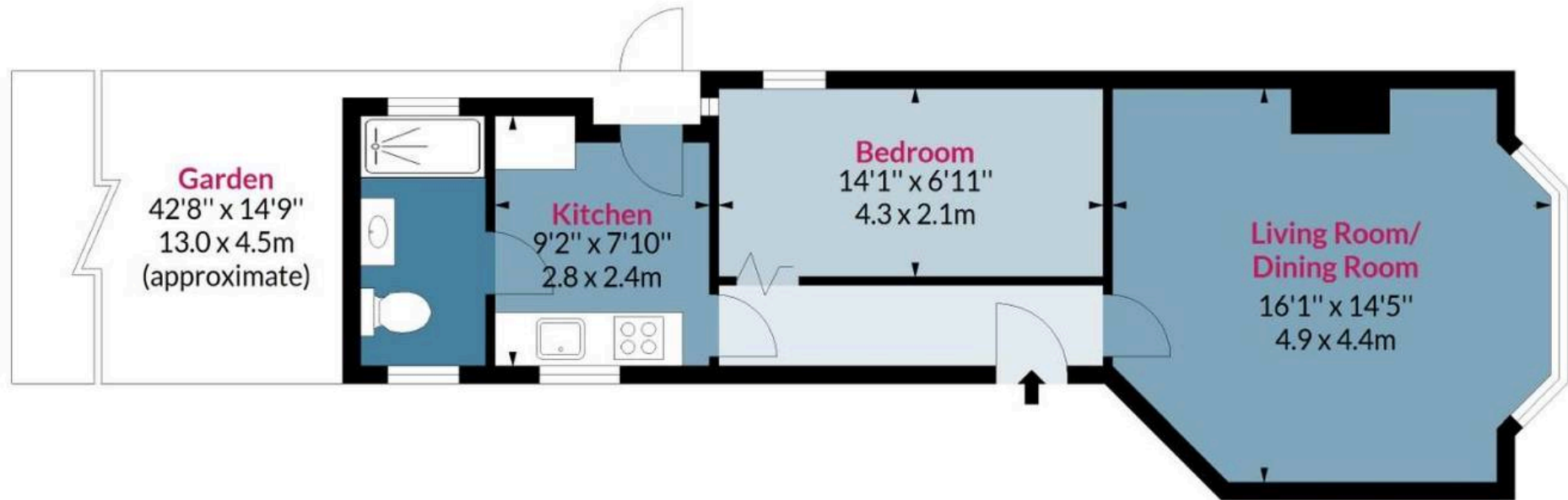
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









## Ground Floor

Floor Area 474 Sq Ft - 44.03 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 15/6/2023

# FROM EAST LONDON ENERGY TO WEST ESSEX EASE

## We Make Moving Home Easy.

At Butler and Stag, we do more than just connect London to West Essex – we make the move seamless. With offices spanning from vibrant East London to the tranquillity of West Essex, we understand the nuances of each area and the journey people take between them. Our marketing goes beyond standard listings, showcasing every property with precision, creativity, and reach that others simply can't match. Coupled with an unparalleled attention to detail, from first enquiry to final move-in, we ensure every client and customer feels informed, supported, and confident. Simply put, we do the little things that make a big difference, setting us apart in every step of the property experience.



LONDON   STRATFORD   SOUTH WOODFORD   BUCKHURST HILL   LOUGHTON   EPPING   BEYOND

# Like what you see? Let's talk

Book your **FREE** valuation now



01992 667666

theydon@butlerandstag.com

4 Forest Drive, Theydon Bois, CM16 7EY

[butlerandstag.uk](https://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.

BUTLER & STAG

