

Second Floor

Total Area: 58.4 m² ... 629 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B	81	81
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LOUISA OAKES CLOSE, CHINGFORD

£1,695 Per Calendar Month
 2 Bed Apartment - Purpose Built



Features:

- Available Late August
- Two Bedroom Apartment
- Stylish Interior
- New Build Development
- Close to Amenities
- Off-Street Parking
- Council Tax Band D
- EPC Rating B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

An immaculate, two double bedroom apartment, on the second floor of a modern development. Finished to a high decorative standard throughout, your gorgeous, practical home is filled with natural light and comes with a private parking space.

You're under a five minute drive from the North Circular, making it easy to get around or out of the city. Chingford is your nearest Overground station, served by plenty of bus routes and taking you to Liverpool Street in under thirty minutes.

E11, E7, E12 & E15
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 0203 397 2222

E4 & N17
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 0203 369 6444

E17 & E10
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E18 & IG8
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 0203 369 1818

E8, E9, E5, N16, E3 & E2
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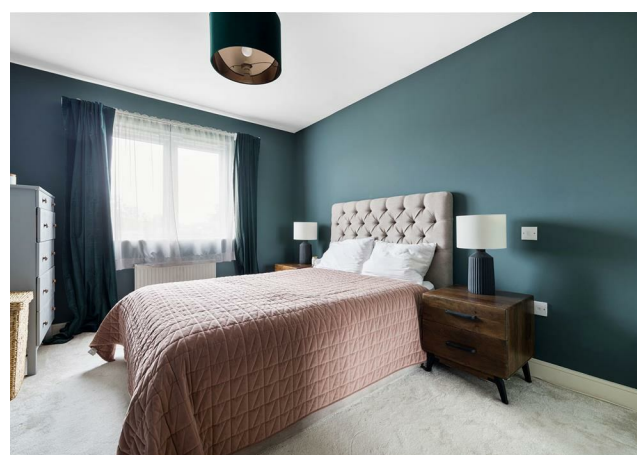
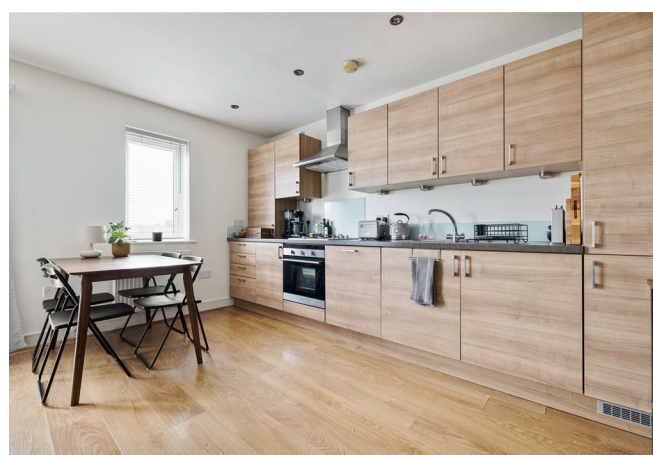
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 0203 397 9797



IF YOU LIVED HERE...

Head up to the second floor and step inside your hallway. You'll find four doors to the left and right along with handy built in storage. To the left is your open plan kitchen and reception room, with a generous 260 square feet of space and engineered hardwood flooring underfoot. Your subtly stylish kitchen units sit neatly against one wall, with a stainless steel extractor hood overarching the integrated electric oven and gas hob. There's a Juliet balcony and an extra window for maximum natural light and fresh air.

Back through the hall, your stylish fully tiled bathroom has a modern white suite, including a concealed cistern WC and shower over the tub. A large recessed mirror brightens the room and is framed by a handy toiletries shelf. Next door, you'll find your first double bedroom, with 120 square feet of space, a soft pink colour scheme and a wall of bespoke wardrobes. Your principle

bedroom is even larger, with 135 square feet of space. Both bedrooms have soft, velvety carpet underfoot.

Your new home is in a peaceful spot, with plenty of parks and green spaces to explore nearby. Chase Lane Park is almost on your doorstep and not much further away you'll find Memorial Park, Highams Park with its lake and cafe, and the vastly expansive Epping Forest. All the local amenities you could possibly need are close at hand on Hall Lane and Old Church Road. Os 3 Reis Restaurant is just a few minutes walk from your new home, where you'll find delicious Portuguese plates and a warm welcoming atmosphere.



WHAT ELSE?

- Your new local is the Old Hall Tavern on Hall Lane, a dog friendly pub with a mouthwatering menu and plenty of seating both indoors and outdoors.
- Chingford Leisure Centre is under a mile from your door, with a choice of swimming pools, plenty of sports courts and a varied selection of fitness classes.
- Catch the latest movies and treat yourself to a lush big screen experience at Odeon Luxe Lee Valley, just a ten minute drive away.

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