

THE STOW BROTHERS

Kitchen / Lounge / Diner  
11'9" x 22'11"

Bedroom  
8'0" x 9'0"

Bedroom  
11'5" x 13'5"

Balcony  
11'3" x 5'3"

Bathroom

Total Area (Excluding Balcony): 54.6 m<sup>2</sup> ... 588 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## TITLEY CLOSE, CHINGFORD

Guide Price £300,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Located on the First Floor
- Private Parking Space
- Communal Gardens
- Easy Access to Walthamstow and Highams Park
- Close to Local Amenities
- Secure Bike Storage
- Private Balcony

GUIDE PRICE - £300,000 - £315,000

Benefiting from easy access to both Highams Park and Walthamstow, this bright and modern two-bedroom apartment sits in a fantastic spot where you can enjoy peaceful nature and city buzz in equal measure.

Situated on the first floor of a purpose built block, highlights on the outside include a private parking space, communal gardens, secure bike storage and a private balcony, while inside you can enjoy immaculate decor and smart fittings throughout.

REQUEST A VIEWING  
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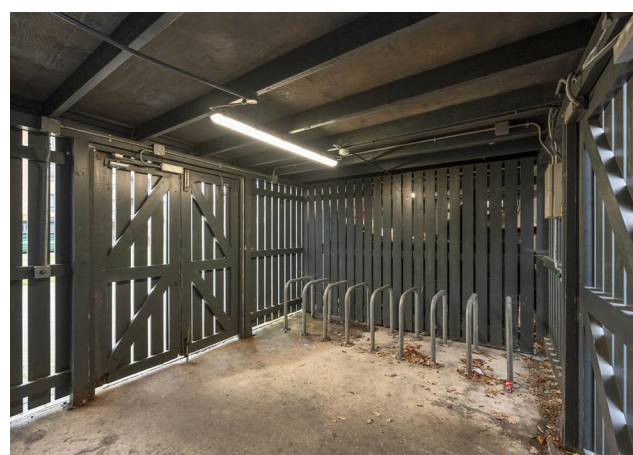
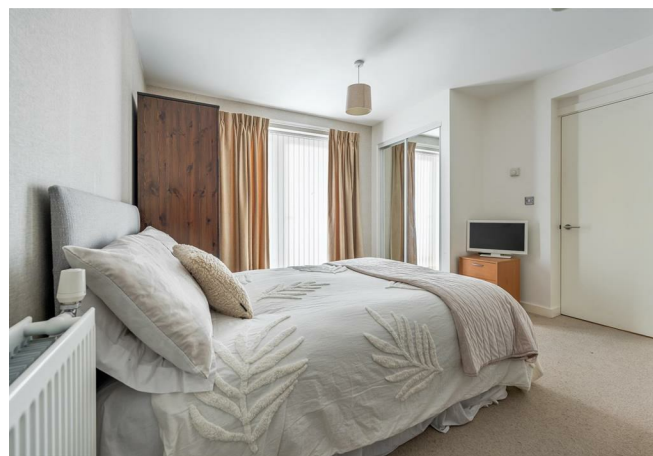
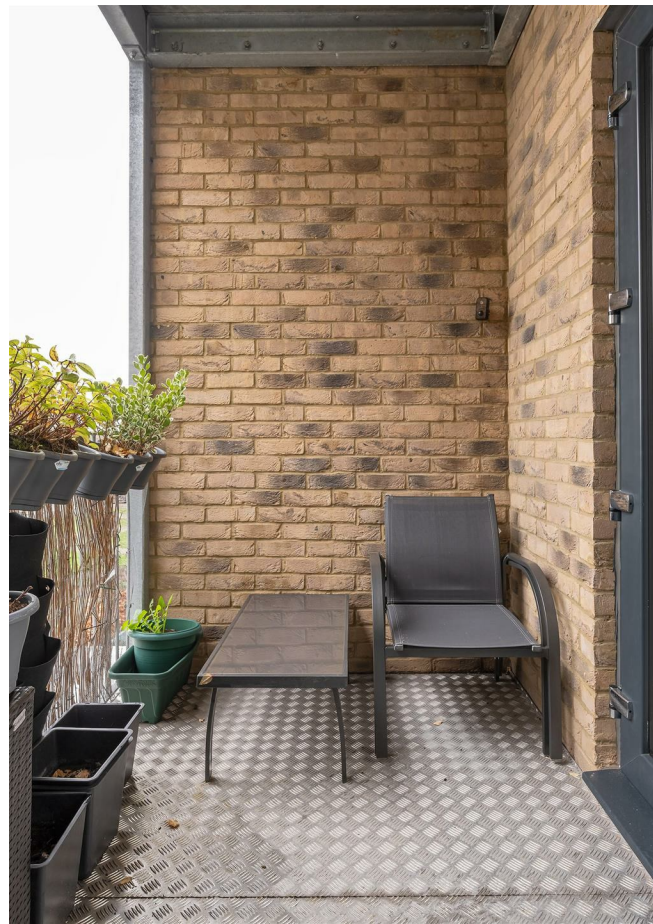
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#### IF YOU LIVED HERE...

With over 588 square feet of immaculate internal space to spread out in, this is a home to enjoy from the very beginning. Due to the natural light and neutral decor, the living/kitchen area has a bright yet warm feel. The kitchen area has plenty of storage space, as well as smart units and contemporary appliances, while the contrast in flooring within the space creates two defined areas without impacting on the flow of open plan living.

The two bedrooms share the same neutral colour palette with soft carpeting underfoot, and one has access to the private balcony, which will be brilliantly convenient, especially during warmer months. The bathroom is stylish and modern, and there's in-built storage in the spacious hallway.

As for the area beyond, Highams Park is your nearest station, just over a mile away. From there you can nip to Liverpool Street on the overground in around 25 minutes. En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of supermarkets and other chains if you need essentials.

You also have the convenient option of nipping on the bus to Walthamstow Central. As well as the excellent transport connections there (including the Victoria line), you'll find many award-winning eateries, plus the grand-scale redevelopment of the the Soho Theatre, which is due to open next year.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens, while Memorial Park is even nearer.

#### WHAT ELSE?

- Looking for a new local? Try The Dog & Duck, which has an atmospheric beer garden a great line in sourdough pizzas - it's just one mile away.
- Head west towards Chingford, where you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company, and even closer to home you'll find Bannatynes gym.
- Drivers will be pleased to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.



#### A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchsports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquillity of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER  
ASSISTANT BRANCH MANAGER

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