

FIRST FLOOR

Total Area (Excluding Terrace): 64.2 m² ... 691 ft²

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.

Kitchen/ Lounge/ Diner
15'7" x 16'8"

Bedroom
11'8" x 10'11"

Bedroom
12'2" x 10'6"

Bathroom
8'1" x 5'8"

Ensuite
4'7" x 7'8"

Terrace
5'8" x 10'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	89
(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	



SHINGLY PLACE, CHINGFORD

Offers In Excess Of £400,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- First Floor
- Private Secure Parking Spot
- Open Plan Living Space
- Short Walk to Chingford Station
- Close to Epping Forest
- Private Balcony
- 691ft of Living Space

A spacious and smartly appointed two bedroom, two bathroom balcony apartment, on the first floor of a modest modern development, just short walk from the open greenery of Epping Forest and the direct City links of Chingford station.

Your apartment comes with the gold dust London addition of a private parking space, and drivers can be on the M25 in a little over ten minutes.

REQUEST A VIEWING
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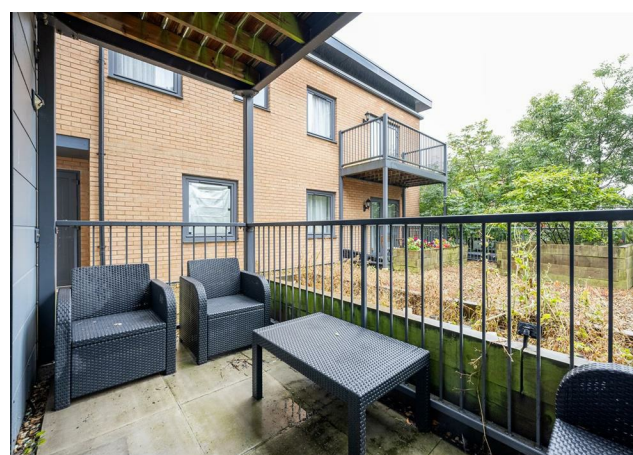
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IF YOU LIVED HERE

You'll step inside for a broad welcoming hallway, plentifully spacious for that essential airy feel. Straight ahead is your principal bedroom, a handsome double with cream colour scheme, complementary carpet and a sleek en suite, in aquamarine and grey. Bedroom two is across the hall, another double with a handy and unusual Jack and Jill bathroom shared with the main apartment.

Elsewhere, your open plan kitchen and reception comes in at 250 square feet. Smokey grey carpet gives way to glossy black tile work in the artfully angled kitchen area, where you have a suite of glossy white cabinets, topped with chunky grey worktops, and recessed spotlights overhead. A patio door opens onto your rear terrace a lovely, leafy, secluded spot perfect for morning coffee.

Outside and, as noted, you have the great green expanse of Epping Forest less than a half mile from your front door. Endlessly explorable, you can wander for miles here and forget

you're in London. Chingford overground station is almost as close, around fifteen minutes on foot (or five by bike) for regular, direct twenty seven minute runs to London Liverpool Street. Alternatively ride just two stops for Walthamstow Central and a quick swap to the Victoria line (or hop off completely to explore Walthamstow Village).

WHAT ELSE?

- You have a handy dedicated integrated storage in the hallway, always a welcome addition to London apartment living.
- Your new local is The King's Head, a welcoming gastropub just five minutes around the corner.
- Golfers also have the Chingford Golf Range just a half mile to the West, and Chingford Golf Course itself around a fifteen minute walk away, or the simplest of drives.



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 for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football.

Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner.

Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. 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.

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