



Reception
17'7" x 12'11"

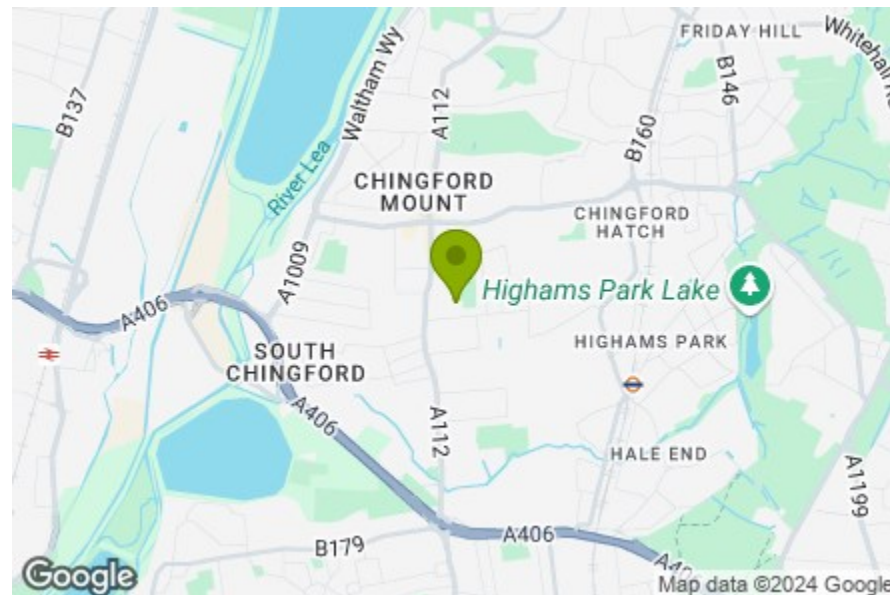
Kitchen
6'9" x 11'10"

Bathroom
5'10" x 7'3"

Bedroom
13'6" x 11'8"

Total Area: 54.3 m² ... 585 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	76	76
(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	



ACORN CLOSE, CHINGFORD

Offers In Excess Of £280,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- First Floor One Bedroom Flat
- Property being sold with 50% of the Freehold of the Entire Block
- Enclosed Communal Gardens For Residents With Ownership of Private Shed
- Private Parking Space
- Approx 585 Square Foot
- Moments Away From Chingford Memorial Park
- A Short Walk to Epping Forest
- Security Intercom Entrance
- Easy Access to Highams Park, Walthamstow and North Chingford
- Being Sold Chain Free

A smartly finished one bedroom apartment on the first floor of a modest, purpose built development sat among communal grounds in the heart of Chingford. You're on a peaceful no through road here, with the leafy Memorial Park on your doorstep.

You have private off street parking too, and drivers can be on the arterial North Circular in around five minutes.

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IF YOU LIVED HERE...

Your lounge is an immediate highlight, nicely substantial at over 220 square feet, softly carpeted and finished in neutral, sandy tones. Recessed spotlights sit overhead and a twin set of large windows let in plenty of natural light. Your bedroom's just as generous, a sizeable double with floor to ceiling mirrored wardrobes. There's a large handy cupboard in the hallway, and you also have loft access, for plenty of storage.

In between your kitchen sits decked out in flagstone style vinyl underfoot, forest green cabinets and dark, quartz effect counters. Finally your bathroom's a sleek affair, finished from top to toe in vertical large format light grey tilework, with a chrome heated towel rail and smoky grey flooring. There's a five panel concertina shower screen over the tub and light up vanity cupboard above the sink. Your communal gardens are well kept and generous, plenty of space for just relaxing with a book or getting to know the neighbours.

As noted, the open green spaces of Memorial Park are just a few minutes from your front door, perfect for morning runs or evening strolls and home to tennis courts, bowls and children's playgrounds. Wandering further afield, the social hub of Chingford Mount is just half a mile on foot, home to a range of day to day amenities, bars and restaurants. Highams Park station is around a twenty minute stroll or five minute cycle, for direct twenty three minute connections to Liverpool Street.

WHAT ELSE?

- Heading to the West End? Walthamstow Central is just two stops and five minutes down from Highams Park, for a quick swap to the Victoria line.
- Your property is presented chain free, for that all important, hassle free move.
- The endlessly explorable greenery of Epping Forest is also within easy walking distance, along with the blue waters of the River Lea.



A WORD FROM THE OWNER.....

"Welcome to Acorn Close, Chingford - a place I've proudly called home, and one that I know you will fall in love with just as I did. Living here has been a joy, surrounded by the vibrant community spirit that makes Chingford truly special. From the lush expanses of Epping Forest where I've enjoyed countless morning walks, to the charming Highams Park just minutes away, there is always something to explore. The local events are incredible, like the annual Chingford Village festival in June, which brings everyone together for music, food, and fun, or the family-friendly Mount festival in September, where the community spirit truly comes alive.

Beyond the events, there's so much to love about Chingford. I've always felt a great sense of connection here, whether from visiting the historic Queen Elizabeth Hunting Lodge or simply enjoying the warm neighbourhood atmosphere. This area perfectly balances the tranquility of suburban life with easy access to all the amenities London has to offer. Living in Acorn Close has been a privilege, and I'm excited to pass on this opportunity to the next owner who will undoubtedly enjoy everything this wonderful community has to offer. Acorn Close is a safe, warm, friendly environment."

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