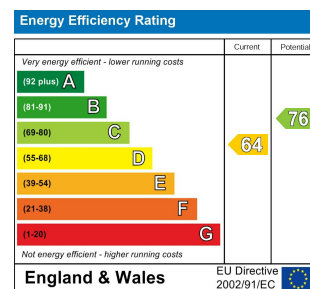
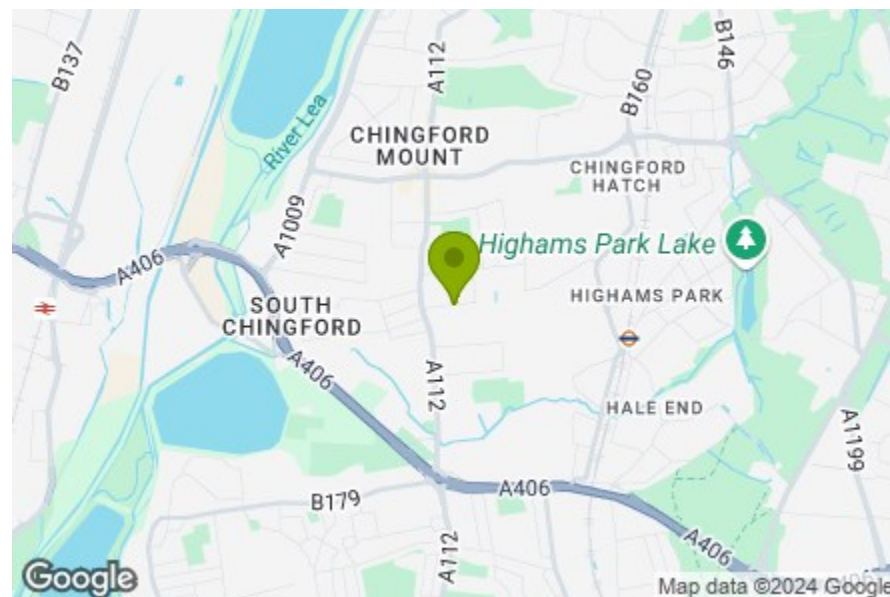


Total Area: 49.9 m² ... 537 ft²

All measurements are approximate and for display purposes only.

- Reception Room
13'8" x 11'0"
- Kitchen
10'10" x 7'4"
- Bedroom
10'10" x 10'7"
- Bedroom
8'9" x 7'8"
- Bathroom
7'8" x 5'9"
- Garden
62'4"



ROLLS PARK AVENUE, CHINGFORD

Offers In Excess Of £375,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Ground Floor
- Chain Free
- Circa 62 Foot Private Garden
- Side Access
- Easy Access to Highams Park and Walthamstow
- Approx. 537 Square Foot
- Short Walk to Ainslie Wood
- 151 Year Lease

The architecturally striking two-bedroom maisonette offers bright rooms, considered decor and a south-facing 62 foot garden with side access. Despite Rolls Park Avenue being a peaceful street, it's within easy reach of both Walthamstow and Highams Park, which means amenities and public transport options are plentiful. The icing on the cake? The home is on the market chain-free.

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IF YOU LIVED HERE...

Thanks to the tasteful design of this 537 square foot home, you'll be fully settled from day one, ready to relax and enjoy the timeless style throughout.

In the reception, you'll appreciate the generous windows, which let in swathes of light to showcase the immaculate decor (neutral to easily allow you to add your own touches). The bedrooms are smart and spacious, as is the bathroom, which has an over-tub shower and contemporary fittings. The kitchen is bright and modern, with glossy metro brick tiling and sleek units.

At the rear, the spacious south-facing rear garden is bursting with foliage, ready for green fingers to get to work. You don't have to travel far for more nature though, it's a short walk to Ainslie Wood, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

It will also be a doddle to hop on a bus to Walthamstow's Hoe Street to enjoy some of the award-winning eateries there (as well as the Soho Theatre, which will be opening there later this year), while the food and drink-based perks of Highams Park and Chingford Mount are even nearer. Stroll to the former in

about 20 mins and you'll find the likes of Vino Tap, The Stag & Lantern Micropub, Greek on Broadway and Yaz, while up in Chingford Mount you're sure to enjoy Japanese Super Sushi, a local hidden gem

WHAT ELSE?

- If you need to travel beyond the area, Highams Park station is a mile away, where the Overground runs to Liverpool Street in around 25 mins. Or take a 12 minute bus journey to Walthamstow Central, where you can get on the Overground two stops down the line from Highams Park, as well as the Victoria line for direct runs into the West End in less than 20 mins.
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 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 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.

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. Did I mention that it's more affordable than most of London?

WILL TURNER
ASSISTANT BRANCH MANAGER

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