

Reception Room  
14'5" x 11'3"

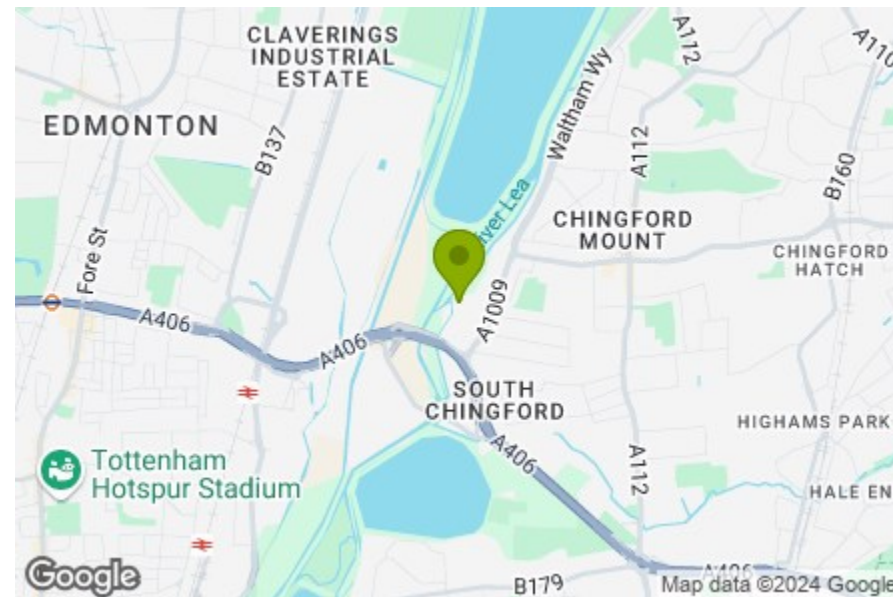
Kitchen  
8'10" x 7'6"

Bathroom  
7'6" x 6'7"

Bedroom  
12'4" x 7'11"

Bedroom  
9'2" x 7'1"

Total Area: 47.4 m<sup>2</sup> ... 510 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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

## MANDEVILLE COURT, CHINGFORD

Offers In Excess Of £250,000 Leasehold  
2 Bed House



### Features:

- Two Bedroom Top Floor Apartment
- Allocated Parking Space
- Easy Access to the North Circular
- Close to Local Amenities
- Quiet Residential Development
- Being Sold Chain Free
- Long Lease
- Communal Gardens

Appointed on the top level of a tranquil residential development in the heart of Chingford is this pristine two-bedroom apartment. Complete with its own allocated parking space and minutes from the north circular, making commutes seamless for drivers.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 369 6444



#### IF YOU LIVED HERE...

Tucked away on the upper level of a contemporary development is this well-presented two-bedroom apartment. Nestled within a peaceful residential close in the tranquil locale of Chingford, offering the perfect balance of serenity and convenience.

Flooded with natural light, upon entry this abode offers a bright and airy living space, complete with cosy furnishings. For dining residents have a dedicated seating as well as dining area. The modern kitchen and spacious living room provide plenty of room for entertaining, while the two generously sized bedrooms offer ample storage solutions and tranquillity. Whilst additional storage is also available as the apartment benefits from its own loft space, where items can be conveniently stowed. Making this a prime purchase for first-time buyers', investors, or even those looking to downsize. An allocated parking space ensures added convenience for residents, while communal gardens offer a serene escape to relax.

The property benefits from a long lease and is being sold chain free, making it a hassle-free purchase and feasibly a seamless sale. Its prime location allows easy access to Chingford's local amenities, including a 15-minute walk to the bustling thoroughfare of Chingford Mount. For those commuting, the North Circular is just a three-minute drive away, providing quick connections to surrounding areas. The apartment is also within close proximity to Memorial Park, offering an expansive green

space for leisurely strolls or outdoor activities.

This apartment is perfect for those seeking a quiet, yet connected, lifestyle. With its convenient location, modern interiors, and abundant green spaces nearby, it offers a fantastic opportunity to enjoy the best of Chingford living.

#### WHAT ELSE?

- Chingford Station is commutable, a twenty-minute bus ride or ten-minute drive will place you on the connectivity of the Overground, ensuring easy access to central London.
- Enjoy Caribbean inspired hearty Sunday Roasts at The Mount Pub on Old Church Road or for those with a sweet revel in patisserie delights at Candy Floss Creperie.
- Both Walthamstow and Highams Park are equidistant in the car, placing you within reach of the multiplicity of amenities they offer. Enjoy weekend strolls at Highams Park Lake or pop over to Walthamstow Village and enjoy a plethora of local eateries, caffes and independent shops on offer.



#### A WORD FROM THE OWNER...

"Located in a peaceful and pleasant area, this property offers excellent transport links and access to good local schools. The River Lea Navigation is just a 10-minute walk away, perfect for walking or cycling to the Olympic Park or exploring Hertfordshire. Plus, local shops are conveniently situated within a 10-minute distance."

REQUEST A VIEWING  
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM