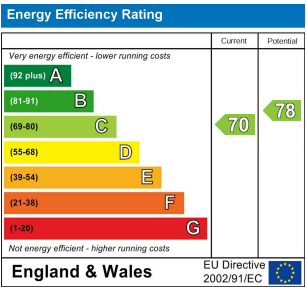


Total Area: 52.0 m² ... 560 ft²

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.



CHINGFORD AVENUE, CHINGFORD

Offers In Excess Of £275,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Approx. 560 Square Foot
- First Floor Apartment
- Easy Access to Chingford and Highams Park
- Communal Gardens

Situated in a quiet residential turning, this bright and spacious one bedroom apartment offers approximately 560 square feet of well-planned living space. Set on the first floor, the property enjoys a peaceful outlook along with easy access to both Chingford and Highams Park, ideal for commuters and anyone seeking strong local amenities. Inside, the interiors are bright and inviting, while outside, residents benefit from the use of generous communal gardens — perfect for enjoying a touch of greenery without the upkeep. Offering a practical layout in a well-connected location, this apartment presents an appealing opportunity for first-time buyers or investors.

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IF YOU LIVED HERE...

Step inside to a welcoming hallway where warm wood-style flooring and crisp white walls create an immediate sense of space and light. A built-in storage cupboard offers a handy solution for keeping everyday essentials neatly tucked away, while the layout flows easily into the main living areas.

To the right, the generously sized reception room provides a bright and adaptable space, with a wide south-facing window drawing in natural light throughout the day. Finished in soft, neutral tones and with matching wood-style flooring, it's a flexible setting ready to be shaped to your needs.

Set just beyond, the kitchen/diner is bright and stylish, featuring sleek white cabinetry, marble-effect worktops, and smart grey tiled splashbacks. Integrated appliances, a large rear-facing window, and a further built-in cupboard complete the space, while there's ample room for a dining table.

The double bedroom, positioned to the left of the hallway, feels calm and inviting, with a large window framing leafy green views. A wall of built-in wardrobes offers excellent storage, while plush carpeting underfoot adds a cosy touch.

The bathroom is finished in a soft neutral palette, with contemporary tiling, a full-size

bath with overhead shower, a sleek glass screen, and a built-in vanity unit. A large frosted window brings in plenty of light while maintaining privacy.

Completing the picture, residents have access to a generous communal garden, with a paved path, established trees, and lawns providing a peaceful outdoor retreat.

Ridgeway Park is just a five-minute stroll away, offering open green spaces, a miniature railway, and tennis courts. For a relaxed drink or meal, there are several pubs nearby, including The Greene Man, a popular local choice. Chingford Mount is also within easy reach, providing a wide range of shops, supermarkets, cafes, and essential amenities. For those who enjoy spending time outdoors, Epping Forest is close by, offering miles of walking trails, cycle routes, and beautiful natural scenery. Whether you're running errands or looking for green spaces to explore at the weekend, this location offers the best of both worlds.

WHAT ELSE?

Chingford Overground station is easily reached with a 15-minute bus ride, offering direct services into London Liverpool Street in under half an hour. Highams Park Station is also within easy reach by bus, taking around 20 minutes. Both provide excellent transport links into the City and beyond, while local bus routes and good road connections make getting around East London and further afield simple and convenient.



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 or catch a game of football. 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. 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. Did I mention that it's more affordable than most of London?"

WILL TURNER
ASSISTANT BRANCH MANAGER

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