



CHINGFORD AVENUE, CHINGFORD

Asking Price £325,000 Share of Freehold
2 Bed Apartment



Features:

- Two Double Bedroom Apartment
- Purpose Built
- Communal Gardens
- Approx. 690 Square Foot
- Short Walk to Chingford Station
- Second Floor
- Share of Freehold
- Easy Access to Chingford and Highams Park
- Being Sold Chain Free
- Nearby Bus Stop with Routes to Chingford Station, The Central Line and Stratford

Nestled in the heart of leafy Chingford, this immaculate two double bedroom apartment sits on the second floor of a well-maintained purpose-built block. Occupying nearly 700 square feet of pristine living space, this spacious abode offers an urban retreat, complete with communal gardens and close proximity to the verdant expanses of Highams Park.

Perfectly positioned for commuters, the property lies within easy reach of Chingford Station, offering swift connections across the Capital via the Overground. A prime find in one of East London's most burgeoning neighbourhoods, it blends tranquillity with convenience in equal measure.

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IF YOU LIVED HERE...

Tucked away in a peaceful enclave in the vibrant heart of Chingford, this well-proportioned two-bedroom apartment presents an ideal opportunity for both first-time buyers and downsizeurs. Situated on the second floor of a purpose-built development, the property enjoys a bright and spacious layout of approximately 690 square feet, including a generous reception room, a modern kitchen, and two double bedrooms. The bathroom has been smartly designed for efficient use of space, while the communal gardens offer residents a quiet green retreat.

This charming residence is within proximity to Chingford Station, providing swift access to Liverpool Street via the Overground, making it perfect for commuters. Both North Chingford and Chingford Mount are brimming with cafés, independent shops, and local amenities. Nature lovers will also appreciate the proximity to Epping Forest and the Highams Park Lake, perfect for weekend strolls or outdoor activities.

With a share of freehold, residents enjoy long-term stability and a sense of community. The inclusion of a private garage and shed adds further appeal,

offering valuable storage or parking space. Whether you're looking to settle into a well-connected neighbourhood or seeking a low-maintenance investment, this thoughtfully arranged apartment offers both comfort and convenience.

WHAT ELSE?

Chingford is now home to Gina's, a newly opened chophouse owned by acclaimed pastry chef Ravneet Gill and her husband, with the potentiality to become "London's new foodie hotspot" according to Bristsh Vogue. Fortunately for new residents, a seven-minute drive or twenty-five-minute stroll will take you to this culinary gem.

In search of more green space? You're positioned on Epping Forest's leafy boarders. Head over to the Butler's Retreat for a refreshing caffeine-boost at their resident café or enjoy one of their delectable dishes before heading off into the trails of the Forest.

You'll be neighbouring Chingford Mount, pop over to Old Church Road for some shopping or enjoy a delicious Caribbean roast at The Mount. A further stroll will place you in Highams Park. Enjoy weekend strolls along The Avenue, pick up a coffee at Karya before heading over to Yaz or Breeze for delicious Mediterranean delights.



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

With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watch sports.

The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. 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

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