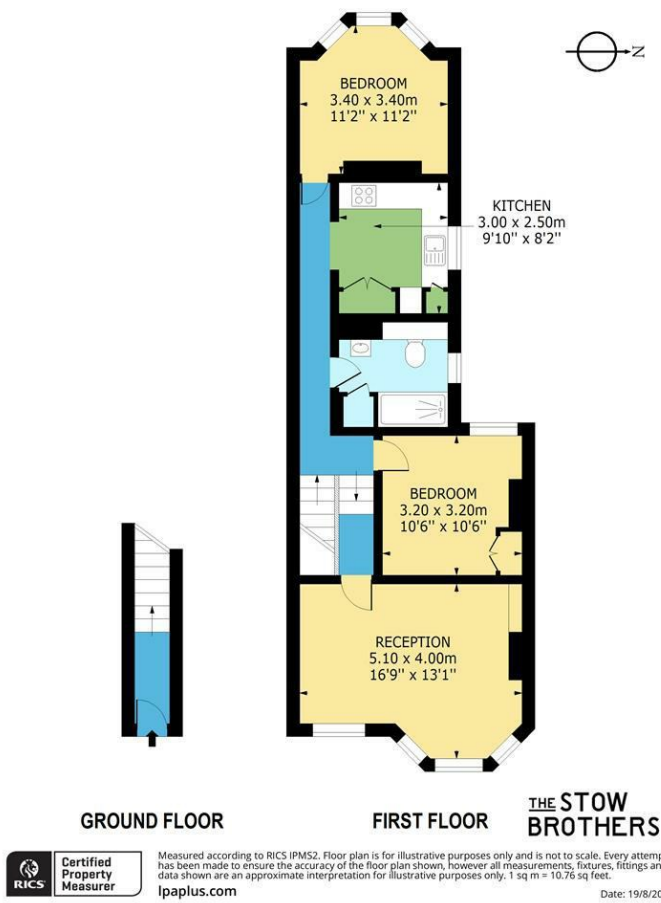


Chingford Lane, IG8
Approx. Gross Internal Area 747 Sq Ft - 69.40 Sq M



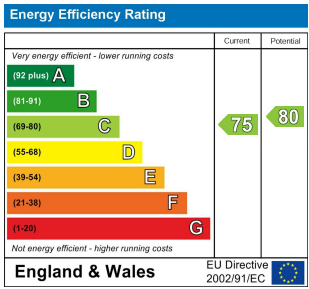
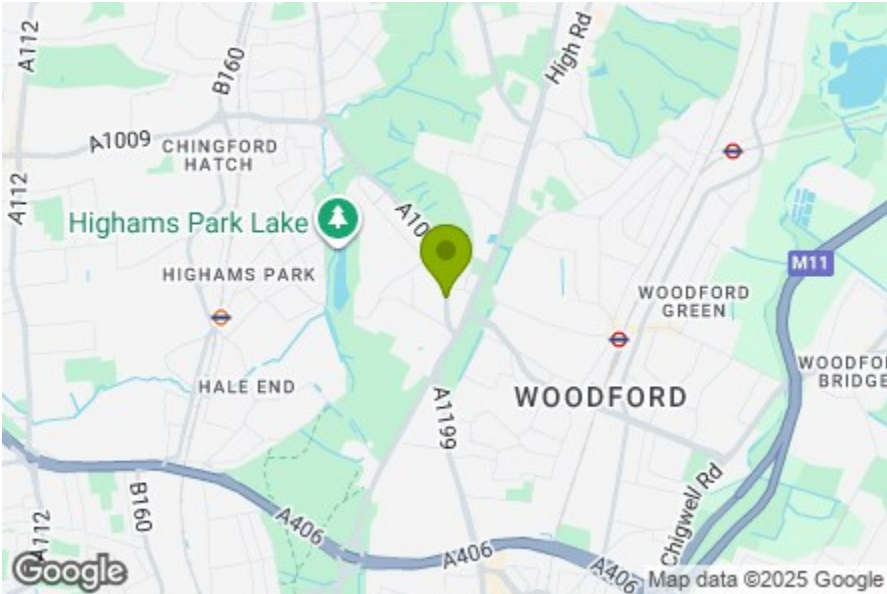
Reception
16'8" x 13'1"

Bedroom
10'5" x 10'5"

Bathroom

Kitchen
9'10" x 8'2"

Bedroom
11'1" x 11'1"



THE STOW BROTHERS

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CHINGFORD LANE, WOODFORD GREEN
Offers In Excess Of £400,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedroom Maisonette
- First Floor Victorian
- Private Front Door
- Moments Away to Epping Forest
- A Short Walk to Woodford Station
- Approx. 747 Square Foot
- Long Lease
- Close to Local Amenities

On the first floor of a converted Victorian house, this two-bedroom apartment is bright, welcoming, and full of personality. With 747 sq ft to play with, the layout feels generous without any wasted corners, and there's even smart built-in storage to keep things tidy. You're in a sweet spot too—just 14 minutes on foot to Woodford Station for fast Central Line links into the City and West End, but only five minutes the other way and you're straight into the wild greenery of Epping Forest. It's the kind of home that makes life feel easy: well-connected, surrounded by nature, and with a long lease already in place for peace of mind.

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IF YOU LIVED HERE...

Step through your private entrance and head up to the first floor, where you'll find a bright reception room stretching nearly 17 feet. Natural light pours in through a beautiful bay window, while a further sash window adds to the glow. The soft carpet underfoot and original fireplace create a warm, inviting space, with built-in shelving and a rustic wooden cupboard neatly tucked into the alcove for practical storage.

Next door, the main bedroom is cosy and full of personality, with deep teal walls, a vibrant floral feature wall, and leafy views to greet you each morning.

The bathroom keeps things cheerful with a mix of sky blue and crisp white, featuring mosaic tiling across the walk-in shower and floor, complemented by off-white tiles elsewhere and underfloor heating. A natural stripped wooden door and built-in cupboard add warmth and a handy place to stow the washing machine away and freshly laundered towels, freeing up more space in the kitchen.

The kitchen is modern with a playful twist, finished in pastel tones that feel almost like a French patisserie—pale lilac cabinets, soft mint green walls, and a crisp white worktop. Thoughtful storage keeps everything in order, while white tiled splashbacks dotted with characterful accent tiles and cork flooring add both charm and comfort underfoot.

At the back, the second bedroom is another generous double, with sugar-pink walls, an ornate decorative fireplace, and a west-facing bay window that fills the room with sunlight right through to the evening.

You've got the best of both worlds on your doorstep. On one side, the wild greenery of Epping Forest and on the other, you've got the everyday conveniences sorted—great local cafés, pubs, and shops, plus easy links into central London. The neighbourhood has a warm, community feel, with plenty of independent spots to discover, whether it's a cosy pint, a good coffee, or dinner out. Add in the bonus of quick road links via the North Circular and M11, and it's a place that makes both daily life and spontaneous adventures feel easy.

WHAT ELSE?

- As well as the open greenery of Epping Forest, less than five minutes from your front door, Highams Park and its calming boating Lake is also within easy reach.
- For those looking to refuel after burning off all that energy in nature, there's a thriving food and drink scene, although let's be clear that the area's admired status pre-dates the macchiato. Local historical landmark the Queen Elizabeth's Hunting Lodge was built for Henry VIII way back in 1543.



A WORD FROM THE OWNER...

"I've had the pleasure of living in this flat for 17 years, and it's been a truly special place. One of the things I've loved the most is the natural light - it fills the rooms beautifully throughout the day and gives the space a warm, welcoming feel. It's been a bright and happy home, and I hope it brings the same joy to the next owner."

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