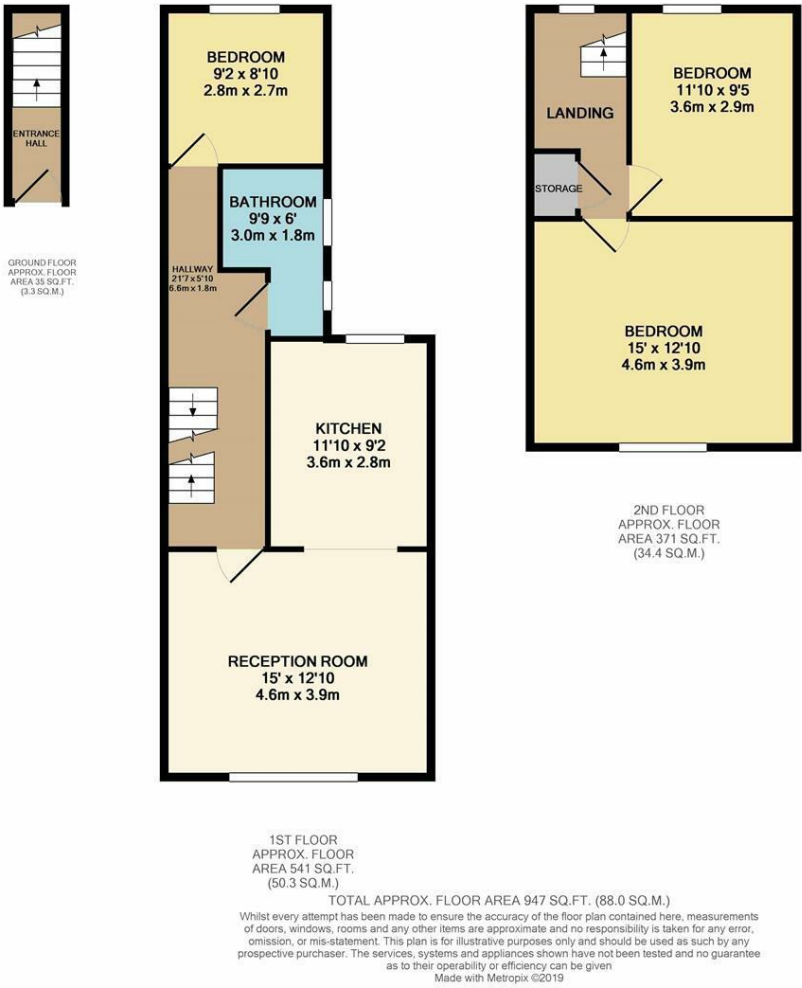




Reception room
15'1" x 12'9"

Hallway
21'7" x 5'10"

Kitchen
11'9" x 9'2"

Bathroom
9'10" x 5'10"

Bedroom
9'2" x 8'10"

Bedroom
15'1" x 12'9"

Bedroom
11'9" x 9'6"

Garden
25



QUEENS GROVE ROAD, CHINGFORD
Offers In Excess Of £485,000 Leasehold
3 Bed Apartment - Conversion

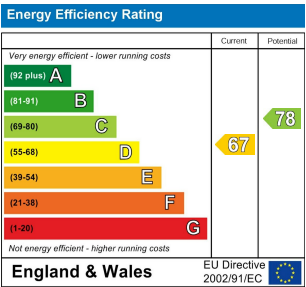


Features:

- Three Bedroom Apartment
- End of Terrace Victorian
- Short Walk to Chingford Station
- 168 Year Lease
- Moments From Epping Forest
- Side Access
- Approx 947 Square Foot
- Shared Garden
- Close to Local Amenities

With a seamless blend of period charm and contemporary convenience, this three-bedroom apartment has been thoughtfully updated with a loft conversion, plus access to a shared rear garden with side access. Moments from Epping Forest, you've got plenty of amenities on your doorstep; Chingford station is just a short stroll away, with regular trains running to London Liverpool Street in around 25 minutes.

REQUEST A VIEWING
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E11, E7, E12 & E15
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
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IF YOU LIVED HERE...

Coming in at almost 1000 square foot, this Victorian conversion offers plenty of space, while the smart layout means you can keep different aspects of your lifestyle - like sleep, work, eat, relax - separate.

At the front, the spacious reception room is bursting with light thanks to the generous windows, which perfectly showcases features like the custom carpentry and ceiling rose. While still conveniently separate, the kitchen flows seamlessly off this space, creating an open plan living environment, as well as offering pristine units and high quality fittings.

The first floor bedroom is just as immaculate, as is the family bathroom, with its lovely contrast of the mosaic-style flooring and blush walls. The converted loft is the ideal retreat, with two bedrooms and in-built storage.

Outside, you'll love making the most of the secluded shared

garden at the rear (handily with side access), and exploring the nearby woodlands of Epping Forest. Chingford Station is a five minute stroll away, where you can get to London Liverpool Street in around 25 minutes (that's a speedy community door to door if you do the maths!). Drivers can be on the M25 or North Circular in around 10 minutes.

WHAT ELSE?

- Moving in treat meal? Enjoy fantastic food and drink at The Royal Forest, now part of Raymond Blanc's Heartwood Collection, 0.6 miles away.
- Or try the Rusty Bike for excellent Thai. Just upstairs, you'll find Sushi Monster for playful, fresh Japanese dishes, a six minute stroll.
- Gina is already making waves as the area's hottest new destination. Recently featured in Vogue magazine, this stylish cafe blends effortlessly chic interiors with a warm atmosphere. It's 0.2 miles away, so a real local spot.



A WORD FROM THE OWNER....

"We've loved our time living in Chingford and will be sad to leave. Chingford gave us the perfect blend of city life with a touch of countryside. With central London being only 35 minutes away on the overground and Epping forest being 5 minutes away on foot, we spent a lot of time roaming the forest, trying the many restaurants on Station Road and taking trips into central London. We've felt a lovely sense of community on our street with welcoming and kind neighbours. As well as the many restaurants there's also a gym close by, several golf courses and a few bars and pubs. You won't be short of things to do locally if you want to stay away from central London!"

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