



FOREST VIEW

CHINGFORD



FOREST VIEW

CHINGFORD

Comprising just eight bespoke one & two-bedroom apartments in the heart of energetic Chingford, Forest View will immediately impress.

Vibrant yet private, you'll be immediately drawn to the stunning location, with breathtaking views over Chingford Golf Course. Climb effortlessly in the lift to all floors and retreat after a busy day and unwind.

Likewise, for those who love to entertain, the modern open-plan kitchen/living/diner is a space that works for you, no matter the occasion.

But Forest View is not just style over substance. With integrated

Bosch kitchen appliances including a dishwasher, washing machine to utility room in select units, and fridge freezer, you'll be fully equipped to tackle the demands of modern life. The matt handleless cabinetry and sleek Quartz worktops adds a quality finish.

It's the small, yet subtle touches that elevate Forest View to another level. With the chrome Wingrave towel warmer, Salacia bath fittings and Lakes bath screen, the specification is both stylish and high quality. Each home is offered with a private balcony or terrace off the living area... a welcome addition during those halcyon summer evenings.

**Computer generated external image for indicative purposes only*

**Internal CGI's of plot 5*



*Experience stunning views
& high-specification living
at Forest View...*



LOCATION

Whether it's the stunning backdrop overlooking Chingford Golf Club, the impressive interior specification, or the thriving community you'll belong to, Forest View is the perfect fusion of contemporary and traditional living.

For those seeking to combine their love for the great outdoors with the healthy buzz of city life, then look no further. With Chingford train station within walking distance and services into Liverpool Street in under a half hour, Chingford is a highly sought after location for professionals looking for the perfect balance of an East End suburban community life and a short journey to the arts and culture offered in Central London.

Loved by the locals, Epping and Waltham Forest surround Chingford, offering thousands of acres of green space on your doorstep just waiting to be explored. Walk, hike, and cycle your way through historic woodland and the William Girling Reservoir.

The nearby high street offers a wide selection of local restaurants and bars ensuring a vibrant choice of places to frequent with friends. Be it a bustling pub or an independent eatery, the possibilities are almost endless. Situated a short walk from all your essential amenities in North Chingford, including Amazon Fresh, Tesco Express and Co-Operative supermarkets, Forest View is the perfect all-rounder for everyday modern living.



Did you know?

Chingford's famous landmark is Queen Elizabeth's Hunting Lodge. Originally called the Great Standing, it was built for King Henry VIII in 1543.

GROUND FLOOR



PLOT 1

Living/Kitchen/Diner: 10.14m x 3.53m / 33'3" x 11'7"

Bedroom: 4.09m x 2.73m / 13'5" x 8'11"

Shower Room: 1.80m x 1.90m / 5'11" x 6'3"

Total: 54.2 sq. m / 583 sq. ft

PLOT 2

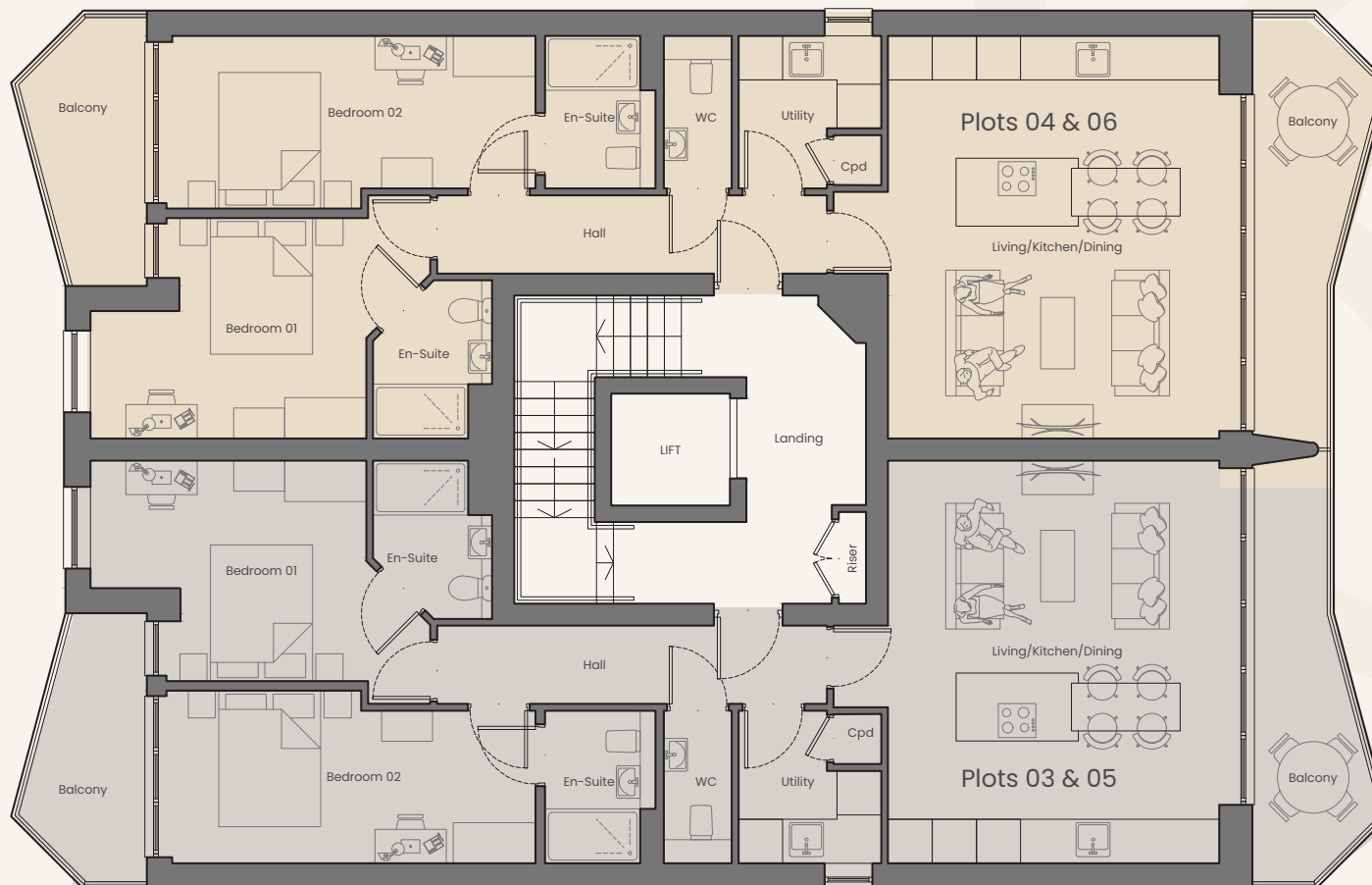
Living/Kitchen/Diner: 8.68m x 3.90m / 28'6" x 12'9"

Bedroom: 3.51m x 3.98m / 11'6" x 13'1"

Bathroom: 2.40m x 2.02m / 7'10" x 6'8"

Total: 57.1 sq. m / 615 sq. ft

FIRST & SECOND FLOORS

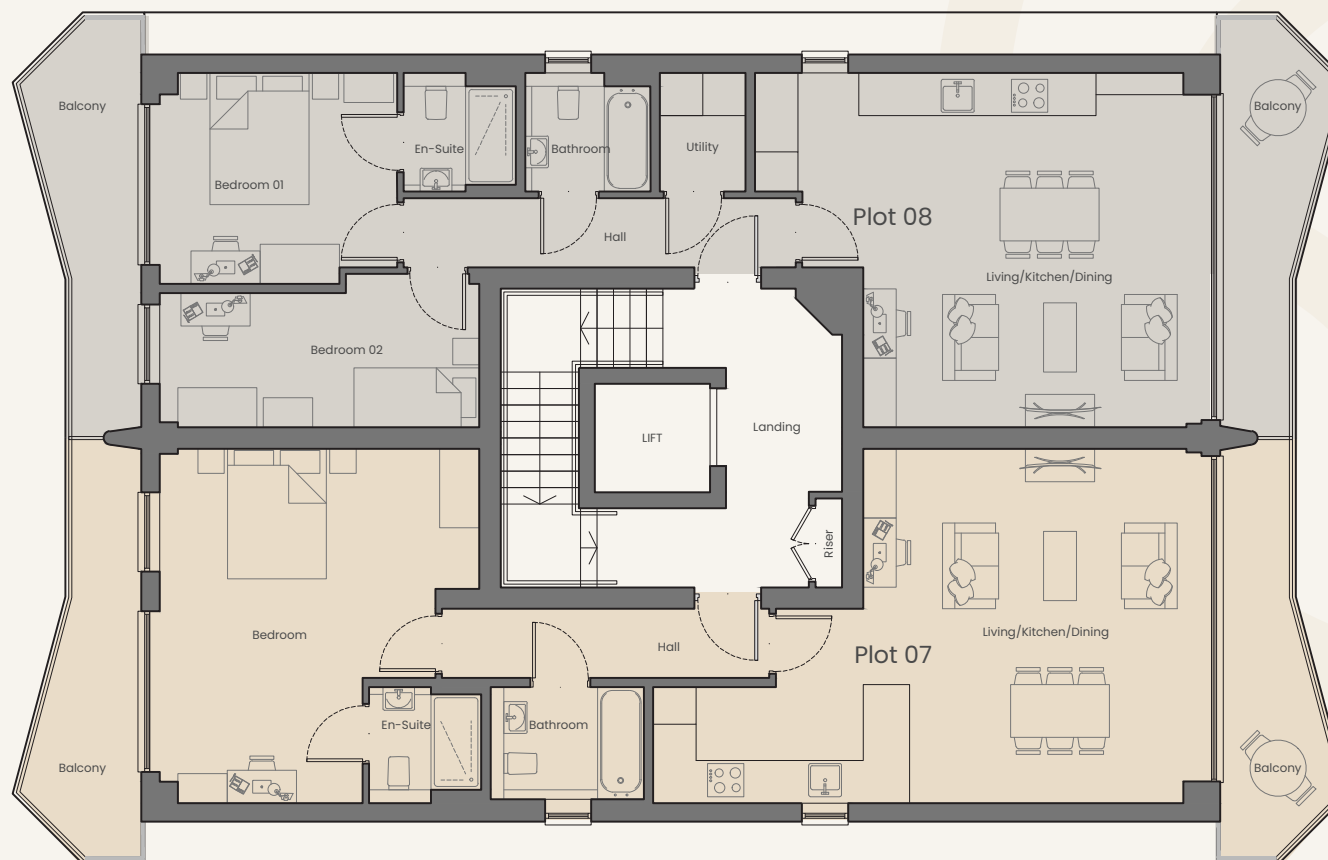


PLOTS 3 & 5 (4 & 6 HANDED)

Living/Kitchen/Diner: 5.19m x 5.92m / 17'0" x 19'5"
 L/K/D Balcony: 1.85m x 6.20m / 6'1" x 20'4"
 Bedroom 1: 4.06m x 3.24m / 13'4" x 10'8"
 Bedroom 1 En-suite: 1.75m x 2.33m / 5'9" x 7'8"
 Bedroom 1 Balcony: 1.85m x 3.95m / 6'1" x 13'0"

Bedroom 2: 5.55m x 2.54m / 18'2" x 8'4"
 Bedroom 2 En-suite: 1.63m x 2.25m / 5'4" x 7'4"
 Utility Room: 2.10m x 2.25m / 6'11" x 7'4"
 Cloakroom: 1.00m x 6.20m / 3'3" x 7'4"
Total ex. balconies: 80.8 sq.m / 870 sq. ft
Total inc. balconies: 94.6 sq. m / 1019 sq. ft

THIRD FLOOR



PLOT 7

Living/Kitchen/Diner:	8.47m x 5.38m / 27'9" x 17'8"
L/K/D Balcony:	1.85m x 6.20m / 6'1" x 20'4"
Bedroom 1:	4.85m x 5.38m / 15'11" x 7'8"
En-suite:	1.70m x 1.76m / 5'7" x 5'9"
Bedroom 1 Balcony:	1.85m x 6.20m / 6'1" x 20'4"
Bathroom:	2.32m x 1.70m / 7'7" x 5'7"
Total ex. balconies:	71.7 sq.m / 772 sq. ft
Total inc. balconies:	87.8 sq. m / 945 sq. ft

PLOT 8

Living/Kitchen/Diner:	6.93m x 5.38m / 22'9" x 17'8"
L/K/D Balcony:	1.85mx 6.20m / 6'1" x 20'4"
Bedroom 1:	3.60m x 3.20m / 11'10" x 10'6"
Bedroom 1 En-suite:	1.70m x 1.80m / 5'7" x 5'11"
Bedroom 1 Balcony:	1.85mx 6.20m / 6'1" x 20'4"
Bedroom 2:	4.85m x 2.04m / 15'11" x 6'8"
Utility Room:	1.30m x 1.80m / 4'3" x 5'11"
Bathroom:	1.90m x 1.80m / 6'3" x 5'11"
Total ex. balconies:	71.7 sq.m / 772 sq. ft
Total inc. balconies:	87.8 sq. m / 945 sq. ft

SPECIFICATION

GENERAL

- Linear light grey internal doors with chrome ironmongery
- Double glazed windows with matte anthracite framing
- White walls and white satin paint finish to woodwork
- Light grey luxury Amtico flooring throughout living areas, hallways and bathrooms
- Energy saving downlighters throughout
- Charcoal grey anthracite doors to private balcony off the living room
- Balcony with glass barrier and chrome railing
- Private terrace off living area to ground floor units

KITCHEN

- Matt handleless cabinetry
- Quartz worktops and splashback
- Bosch oven and combi microwave
- Bosch ceramic hob and telescopic or stainless-steel hood
- Bosch fridge freezer
- Bosch dishwasher
- Bosch washing machine to utility room in select units
- Pendant lights over island

BEDROOM

- Pale grey luxury carpeting
- Private balconies to the main bedroom in select units
- Pendant light

BATHROOM

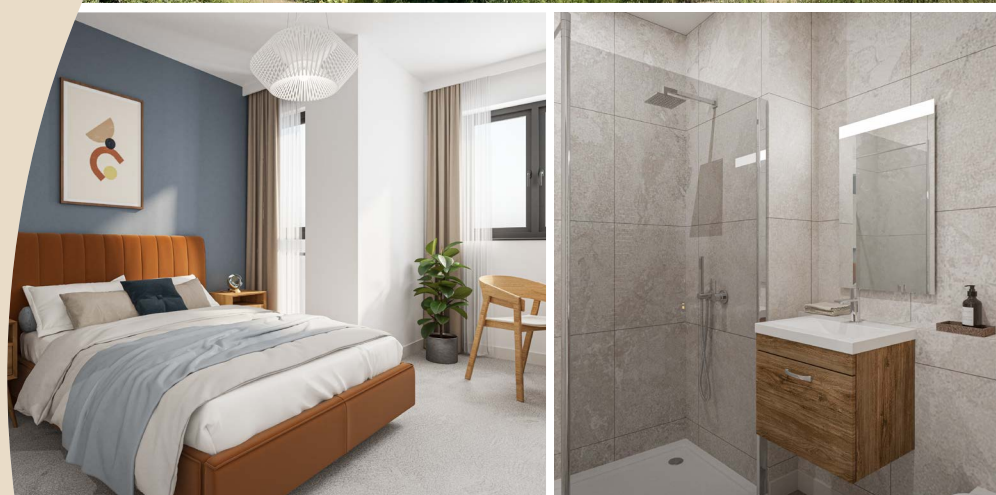
- White Vado basin with chrome tap
- Contempo oak under-sink storage cupboard
- Topline mirror over wash basin
- Contemporary Salacia wall hung W/C with soft close seat and chrome flush plate
- White Salacia bath with chrome fittings and Lakes bath-screen
- Chrome Vado shower over bath
- Chrome Wingrave towel warmer
- Alpes raw ivory tiling to walls

ENSUITE & SHOWER ROOM

- White Vado basin with chrome tap
- Contempo oak under-sink storage cupboard
- Topline mirror over sink basin
- White Elements shower tray with chrome Vado shower kit including Aquablade rectangular shower head
- Contemporary Salacia wall hung W/C with soft close seat and chrome flush plate
- Chrome Wingrave towel warmer
- Alpes raw ivory tiling to walls

CLOAKROOM

- White Vado basin with chrome tap
- Contempo oak under-sink storage cupboard
- Topline mirror over sink basin
- Contemporary Salacia wall hung W/C with soft close seat and chrome flush plate
- Chrome Wingrave towel warmer
- Alpes raw ivory tiling to walls





FOREST VIEW

CHINGFORD

FOREST VIEW • CHINGFORD • LONDON • E4 7AY



**DOUGLAS
ALLEN**

Land & New Homes

020 8509 0092

walthamstow@douglasallen.co.uk

These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the apartments and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel."

