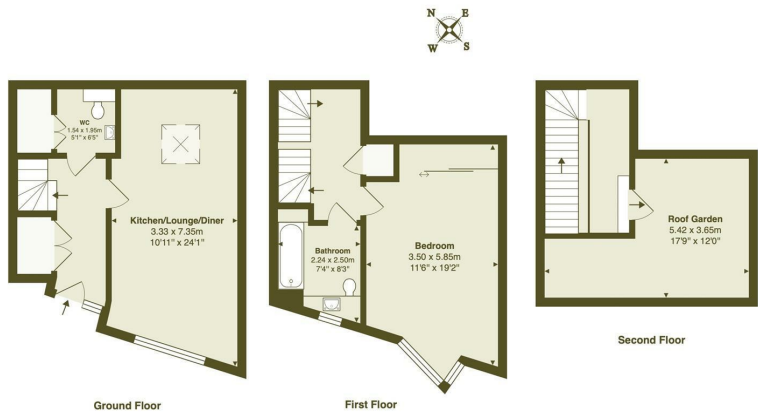




Total Area (Excluding Roof Garden): 77.6 m² ... 835 ft²

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.

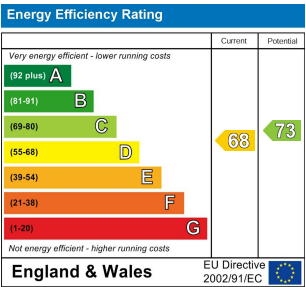
Kitchen/ Lounge/ Diner
10'11" x 24'1"

WC
5'0" x 6'4"

Bedroom
11'5" x 19'2"

Bathroom
7'4" x 8'2"

Roof Garden
17'9" x 11'11"



PARADE GARDENS, CHINGFORD

Offers In Excess Of £375,000 Freehold
1 Bed House



Features:

- One Bedroom House
- Arranged Over Three Floors
- Private Roof Terrace
- Easy Access to Walthamstow and Chingford
- On Site Gym Facilities
- £140 p/m Service Charge
- Excellent Condition
- Private Front Door
- Approx. 889 Square Foot

A wonderfully individual one-bedroom house in Chingford, arranged over three floors with its own private front door and a generous roof terrace on the upper level. Presented in excellent order, there's a real sense of personality to the interiors, while both Highams Park and Walthamstow are within easy reach for green spaces, local favourites and connections across London.

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IF YOU LIVED HERE.....

The ground floor is given over to a bright, open-plan kitchen, dining and living space, with a skylight drawing daylight into the kitchen and a broad window at the opposite end. Glossy charcoal cabinetry is paired with pale upper units, warm metallic handles and patterned tiling, while the adjoining dining and lounge areas bring in timber tones, artwork and plenty of greenery. There's also a separate WC on this level.

Upstairs, the bedroom is particularly generous for a one-bedroom home, with a wide window and a wonderfully expressive finish. Deep green panelling sits beneath botanical wallpaper, complemented by warm timber flooring and soft neutral curtains. The bathroom is positioned separately on this floor, finished with large-format grey tiling and a bath with shower above.

Continue upwards and the final floor opens onto the private roof terrace, a sizeable outdoor space tucked behind timber fencing and with plenty of room to make your own in the warmer months. At 889 sq ft, the house offers an unusually generous amount of space for a one-bedroom property, alongside access to on-site gym facilities. The combination of three-storey living, private

entrance and rooftop outdoor space gives it a character all of its own.

WHAT ELSE?

- Highams Park is close by for independent favourites including The Stag & Lantern and Vino Tap, while Highams Park Lake and Epping Forest offer plenty of greenery for walks and weekends outdoors.

- Walthamstow and Chingford are both within easy reach. Lloyd Park brings landscaped gardens, cafés, courts, an outdoor gym, sports clubs and its popular Saturday farmers' market, while the nearby Waltham Forest Feel Good Centre has an Olympic-sized swimming pool, gym, climbing wall, health suite and trampoline park.

- Getting around is straightforward, with the North Circular easily accessible by car. Highams Park Station is also within walking distance, with Overground services towards Walthamstow Central and Liverpool Street.



A WORD FROM THE OWNER...

"The property is in a very convenient location - it is off a main road so removed from the noise of traffic, it is a few minutes walk away from a gym, Sainsburys and Morrisons. It is a 20 minute walk away from Highams Park overground station, 25 minute walk away from Walthamstow Central tube station and a 15 minute bus journey away from Blackhorse Road station and the Blackhorse Road area with a variety of cafes, breweries and other amenities. It is also a 25 minute walk away from Highams Park and the duck pond."

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