



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Forest Cottage Newgate Street, Chingford, London, E4 6JB

Guide Price £1,500,000

- Unique detached home on a private forest road
- Four-bed and five-bed configurations
- Ideal for investment or lifestyle buyers
- Underfloor heating
- Chain free
- Flexible layout currently split into two flats
- Easily reconfigured for multiple uses
- High-spec finish throughout
- Modern fitted kitchens with premium appliances
- Walking distance to Highams Park Station

# Forest Cottage Newgate Street, London E4 6JB

Forest Cottage is a unique detached property tucked away along a private road within a forest setting, offering exceptional flexibility and privacy. Currently arranged as two self-contained flats, the property can be easily reconfigured to suit a wide range of residential or lifestyle uses. Finished to a high specification throughout, with underfloor heating, modern fitted kitchens and quality finishes, it combines tranquil surroundings with excellent connectivity, all within walking distance of Highams Park Station.



Council Tax Band: E

Forest Cottage is a truly unique detached home, discreetly positioned at the end of a private road and surrounded by the natural beauty of the forest. Offering exceptional versatility, this striking property is currently arranged as two self-contained flats—one with four bedrooms and the other with five—but can be easily reconfigured to suit a wide range of residential or lifestyle uses.

Set across multiple floors, the internal layout is both generous and adaptable, making the property ideal not only for multi-generational living or investment purposes, but also for alternative uses such as a boutique bed and breakfast, wellness or yoga retreat, creative workspace, or a substantial single-family residence.

Internally, Forest Cottage has been finished to a very high specification throughout. The property benefits from underfloor heating, contemporary fitted kitchens, and a range of high-end integrated appliances. Porcelain tiled bathrooms and engineered wood flooring enhances the clean, modern aesthetic while offering durability and ease of maintenance. The accommodation is flooded with natural light, with well-proportioned rooms and a layout that allows for both privacy and communal living, depending on configuration.

Each floor has been thoughtfully designed to function independently if required, yet the property can be seamlessly opened to create a cohesive, expansive home. The detached nature of the building, combined with its forest setting, offers a rare sense of seclusion while remaining highly connected.

Despite its tranquil surroundings, Forest Cottage is exceptionally well located, within walking distance of Highams Park Station, providing convenient access to central London and beyond. This balance of privacy, flexibility, and connectivity makes the property a rare and compelling opportunity.

Forest Cottage is a standout offering—equally suited to residential buyers seeking something distinctive, or purchasers looking for a property with genuine lifestyle and commercial potential.



william rose

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