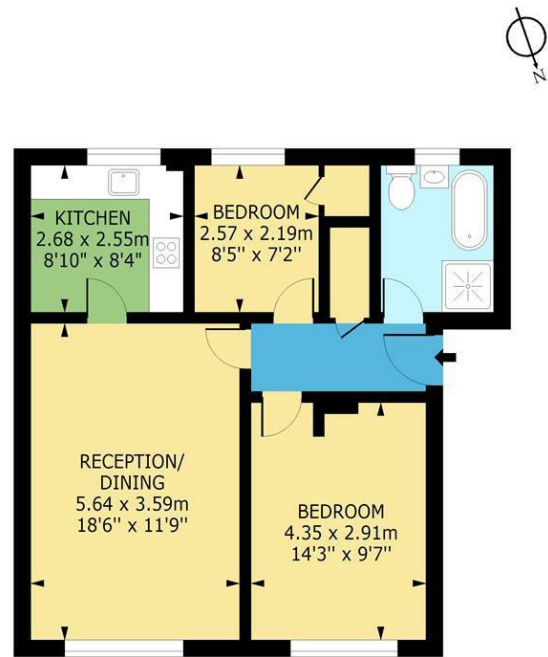


Westward Road, E4
Approx. Gross Internal Area 667 Sq Ft - 61.96 Sq M

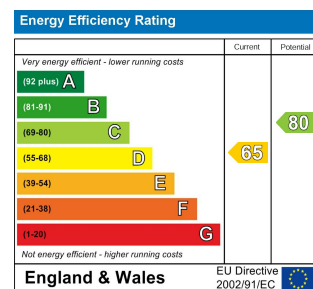
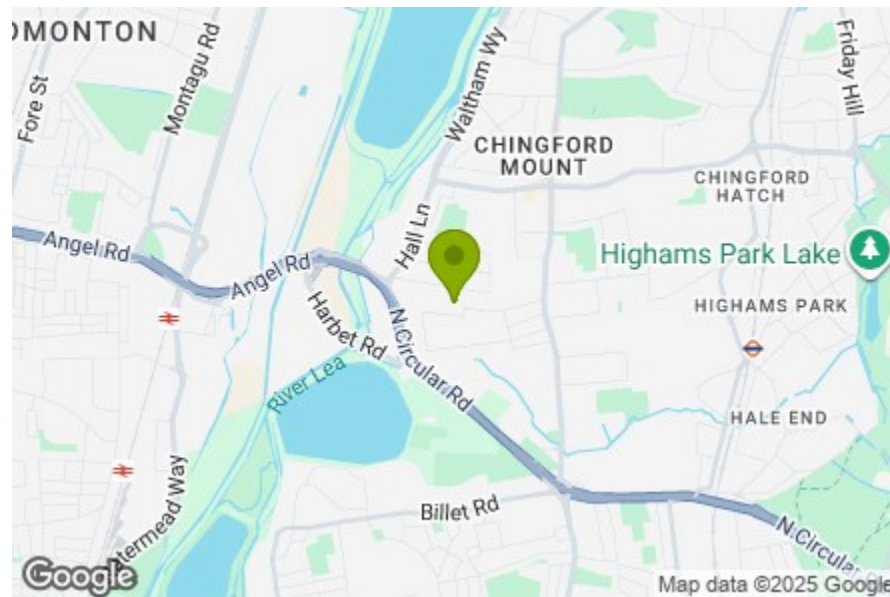


FIRST FLOOR



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
lpaplus.com Date: 30/8/2025

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WESTWARD ROAD, CHINGFORD

Asking Price £275,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Purpose Built Apartment
- Close to Local Amenities
- Easy Access to Chingford, Walthamstow and Highams Park
- Approx 667 Square Foot
- Recently Modernised

This recently modernised apartment offers a thoughtfully arranged layout extending to around 667 square feet. Designed with two well-proportioned bedrooms and a bright living space, it provides the comfort and flexibility needed for contemporary lifestyles. Its purpose-built design ensures a practical flow throughout, while the setting places you close to a variety of everyday amenities. With straightforward connections into Chingford, Walthamstow and Highams Park, the location offers both convenience and choice, making it an appealing base for those seeking a home that balances modern living with easy access to surrounding neighbourhoods.

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IF YOU LIVED HERE...

Set on the first floor, this home opens with a welcoming hallway that neatly connects the living spaces and provides the benefit of a built-in storage cupboard. At its heart lies the generous reception and dining area, where a wide window allows daylight to stream through. Pale wood flooring enhances the sense of openness, while neutral wall finishes create a versatile backdrop ready to adapt to a variety of styles and arrangements.

The kitchen sits alongside, designed with a clear sense of purpose. A large window outlook adds brightness, while modern cabinetry pairs with a striking tiled splashback to give the space a smart effect. Its open connection with the reception area ensures a seamless flow, making it both practical and sociable.

The main bedroom is particularly spacious, its wide window giving the room an uplifting and airy quality. Soft grey walls and a fitted carpet combine to create a restful setting. The second bedroom, also finished in muted tones, benefits from natural brightness and includes a built-in cupboard, making it a handy and adaptable space for use as a bedroom, study or guest room.

Completing the layout, the bathroom is bright and well proportioned, comfortably accommodating both a full bath and separate shower. Fully tiled and enhanced by a

frosted window, it offers a clean style. Altogether, the home balances space and light, providing a well-planned interior with scope to make it your own.

The surrounding area offers plenty to enjoy, with welcoming pubs, green spaces and local favourites close at hand. The Stag & Lantern provides a relaxed setting for a drink or a meal, while Breeze is a lively café spot popular with the community. For dining with a more traditional feel, the Larkwood Harvester is within easy reach. Outdoor space is well catered for too, with Memorial Park just over 5 minutes away offering open lawns and play areas, while a short bus ride brings you to Lloyd Park and the wider attractions of Walthamstow, where independent shops, eateries and cultural venues create a vibrant local scene.

WHAT ELSE?

Travel connections are straightforward, with Walthamstow Central just 15 minutes away by bus. From here, the Victoria line provides swift journeys into the West End and beyond, while the Overground offers direct links across north and east London. The station also connects with a wide choice of bus routes, making it a well-connected hub for reaching the City, Canary Wharf or further afield. This excellent access ensures the area is well placed for both commuting and leisure.



A WORD FROM THE EXPERT...

"I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. The amazing transport links can take you into the city in less than half hour. With Chingford Mount and North Chingford to choose from for a pub, restaurant and café means you're spoilt for choice. The Rusty Bike is a personal favourite to grab some Thai food, have a beer or the watchsports. The Kings Head is great for Weekends. The beer garden is perfect in the summer and in the colder months you can warm up inside with a roast dinner. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours. The perfect evening spot for dog walking is Yates Meadow, where you can see across the city vista for miles. The tranquility of the hills with the high-rise buildings in the distance creates a juxtaposition that feels really special. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers."

WILL TURNER
ASSISTANT BRANCH MANAGER

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