



Bedroom
13'10" x 13'7"

Dining Area
9'10" x 11'9"

Living Room
8'2" x 13'5"

Kitchen
8'7" x 11'7"

Bathroom
6'0" x 7'3"

Bedroom
8'4" x 7'6"



VINCENT ROAD, CHINGFORD
Offers In Excess Of £550,000 Leasehold
2 Bed Apartment - Conversion

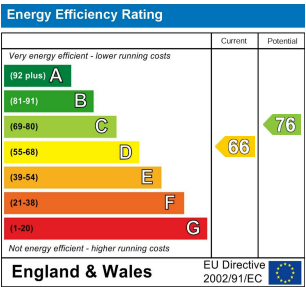
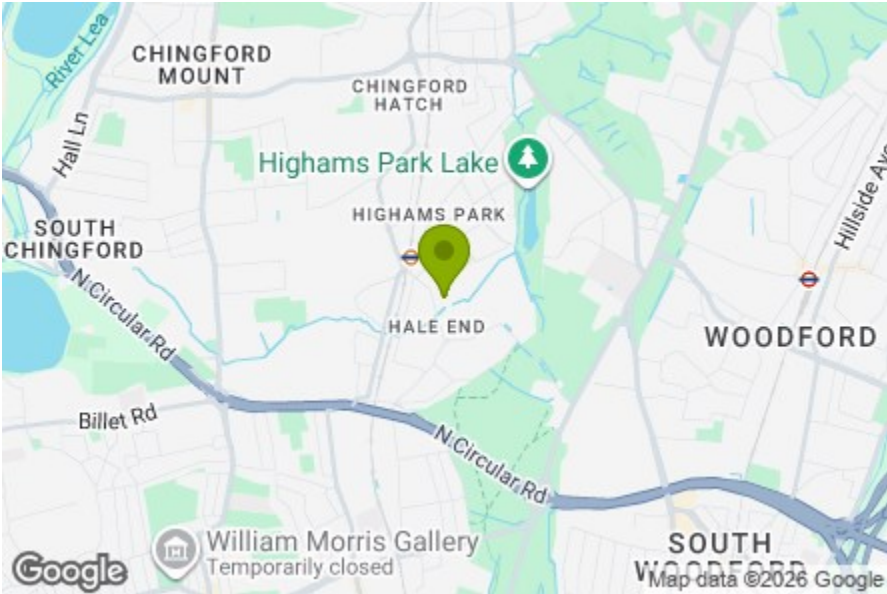


Features:

- Two Bedroom Maisonette
- Ground Floor
- Moments from Highams Park Station
- Approx. 788 Square Foot
- Quiet Residential Location
- Short Walk to Epping Forest
- Circa 33 Foot Private Garden
- Own Front Door
- 999 Year Lease Upon Completion

A beautifully redesigned two-bedroom ground-floor maisonette, where thoughtful interiors and period-inspired detailing have created a home that feels both characterful and artfully considered. Set in a quiet residential location moments from Highams Park station, the property is also just a short stroll from the open spaces of Epping Forest.

Inside, there's meticulous attention to detail, with rich colour drenching, ornate detail and carefully chosen finishes creating a sleek yet welcoming feel throughout. Measuring approximately 788 square feet, the home includes a brilliantly equipped kitchen, separate dining area and a bright living room, while outside there's a secluded rear garden.



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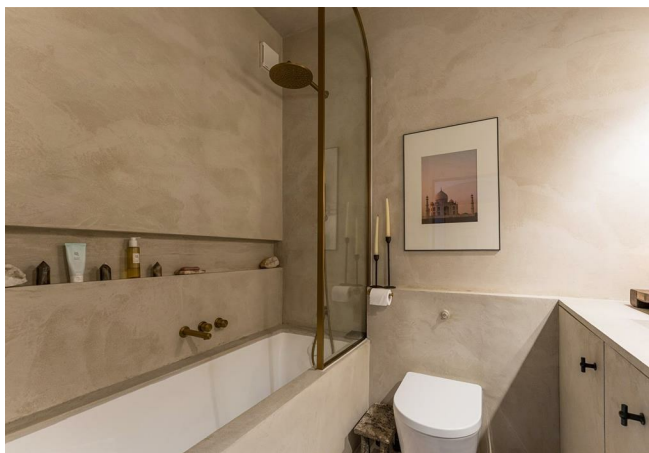
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IF YOU LIVED HERE...

Behind its own front door, this beautifully redesigned ground floor maisonette has been given an artfully considered new identity, with a real attention to detail throughout.

The interiors have been thoughtfully designed, with rich, tonal colour drenching, decorative coving and ornate detailing creating a home that feels elegant without losing its sense of warmth.

At the front of the home, you'll find your first bedroom, a soothing yet characterful retreat with a deep-toned ornate ceiling, bespoke shutters, custom carpentry and a characterful mantelpiece. Rustic brick-tiled flooring adds another layer of texture, continuing into the main living spaces.

The rear of the property forms the heart of the home, with an open-plan flow that brings together a series of beautifully defined living areas. The kitchen is brilliantly modern yet full of character, combining high-end appliances, including a generous double range-style cooker, with traditional touches such as the butler sink. Bespoke units provides plenty of storage while complementing the rich palette.

The dining area follows the same aesthetic, with more bespoke carpentry and another

mantelpiece creating a wonderfully atmospheric space.

Meanwhile, the reception room is flooded with light, thanks in part to the large skylight overhead and studio-style patio doors opening onto the shingle terrace. From here, the garden stretches away behind the house, providing a generous private outdoor space.

Back inside, the second bedroom also benefits from built-in storage, while the beautifully designed bathroom continues the home's calming aesthetic. A countertop basin, warm brass fittings and soothing neutral walls create a serene finish that feels perfectly in keeping with the rest of the property.

As for the location. Highams Park Station is just moments away, making commuting into central London particularly convenient, while the extensive woodland, lakes and open spaces of Epping Forest are within easy walking distance. Highams Park itself offers a good choice of independent shops, eateries and everyday amenities.

WHAT ELSE?

- Your new local is the grand Royal Oak is a fantastic spot for Sunday roasts in beautiful surroundings.
- Drivers can reach the North Circular in minutes, with easy access to the boutiques and amenities of Woodford and Chingford.
- The local food scene is thriving, be sure to check out Vino Tap, Biba & Wren, and Yaz.



A WORD FROM THE OWNER....

"One of the things we've loved most about living here is the wonderful sense of community. Highams Park has such a close-knit feel, and over the years we've built lovely relationships with local business owners, particularly at the coffee shops, bookshops and restaurants. It really feels like a place where you get to know people and become part of the community.

We're also incredibly lucky to have the park and Park Lake so close by. We've spent so many happy hours walking there throughout the seasons with our dog and, more recently, with our baby. It's become such a big part of our everyday life and one of the things we'll miss most about the area.

The location is also fantastic for us. The station is just five minutes away, making getting into London really easy, while the local shops, cafés and other amenities are all close by. With the cinema also planned for Highams Park over the next couple of years, it's an area that feels like it's continuing to grow while still retaining that lovely community feel.

We've really loved living here and feel very fortunate to have brought our family up in such a welcoming and well-connected area."

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