



Hallway
5'1" x 16'6"

Reception Room
15'2" x 14'7"

Bedroom
9'6" x 12'7"

Bathroom
5'6" x 6'2"

Kitchen
10'8" x 13'7"



CONNAUGHT ROAD, CHINGFORD
Offers In Excess Of £315,000 Leasehold
1 Bed Apartment - Conversion

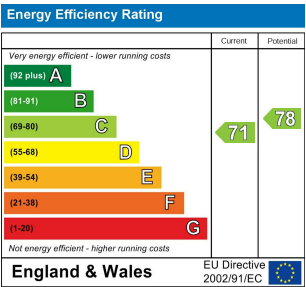


Features:

- One Bedroom Apartment
- First Floor Victorian
- Being Sold Chain Free
- Moments from Chingford Station
- No Ground Rent
- Approx. 631 Square Foot
- Short Walk to Epping Forest
- 150 Years Remaining on the Lease
- No Service Charge
- Potential To Extend (STPP)

Set within a handsome Victorian conversion just moments from Chingford Station, this bright and spacious one bedroom first floor apartment combines generous proportions with exciting future potential. Offered chain free, with approximately 631 square feet of living space and scope to extend into the loft space, subject to the usual planning permissions, it's an excellent opportunity in one of Chingford's most convenient locations. Epping Forest is only a short stroll away, while Station Road's independent cafés, restaurants and shops are right on your doorstep.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Positioned on the first floor, the apartment is filled with natural light and enjoys the elevated outlook that comes with its Victorian setting. The reception room is particularly generous, with large windows drawing in daylight and plenty of room to create distinct spaces for relaxing and dining. The separate kitchen is bright and well proportioned, fitted with classic shaker-style cabinetry and ample worktop space, making it equally suited to everyday cooking or entertaining. Throughout, the home has been carefully maintained and offers a calm, neutral backdrop that's easy to make your own.

The double bedroom is an inviting retreat with excellent proportions and space for additional furniture, while the bathroom is finished in crisp white with an over-bath shower and natural light from the window. The apartment's thoughtful layout creates a wonderful sense of space, while the potential to extend, subject to the usual planning permissions, offers exciting possibilities for the future. Whether you're taking your first step

onto the property ladder or searching for a home with room to evolve, this is a fantastic opportunity in a sought-after East London neighbourhood.

WHAT ELSE?

Chingford Station is just moments away, offering direct trains to London Liverpool Street, with convenient connections to the Victoria line at Walthamstow Central. Station Road has a thriving local scene, including favourites such as Rusty Bike Thai, Sushi Monster and Gina Café, alongside independent shops and everyday essentials. Epping Forest is only a short walk away, providing acres of ancient woodland, scenic walking trails, cycling routes and open green spaces to enjoy throughout the year.



A WORD FROM THE EXPERT..

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach. Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value. What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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