



Bedroom 1
8'5" x 10'11"

Bathroom
6'10" x 6'10"

Bedroom 2
11'11" x 11'1"

Ensuite
3'6" x 7'9"

Storage

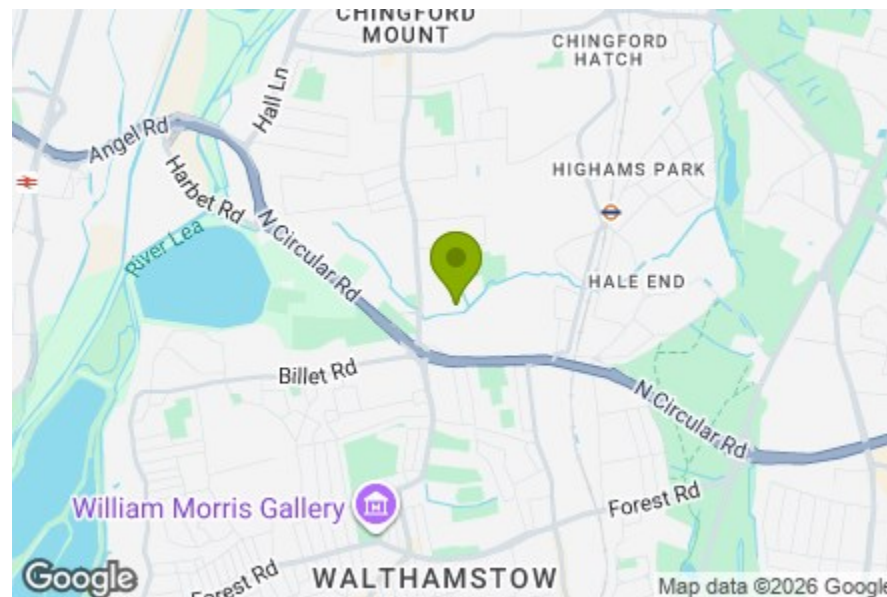
Lounge
15'9" x 9'6"

Kitchen/Diner
14'11" x 14'0"

Terrace
15'1" x 9'3"

Total Area Excluding Terrace): 79.9 m² ... 860 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	



PARADE GARDENS, CHINGFORD

Guide Price £425,000 Leasehold
2 Bed Apartment - Duplex



Features:

- Two Double Bedrooms
- Duplex Apartment
- Easy Access to Walthamstow and Highams Park
- Approx. 860 Square Foot
- Top Floor
- Private South Facing Terrace
- Short Walk to Lloyd Park
- Plenty of Storage Throughout
- Lift Access
- Two Bathrooms

GUIDE PRICE - £425,000 to £440,000

Set within a well-connected pocket between Highams Park and Walthamstow, this thoughtfully arranged two bedroom duplex apartment offers around 860 square feet of light-filled living space. Positioned on the top floor with lift access, you're also within easy reach of Lloyd Park and a host of local amenities, making this a home that balances calm surroundings with everyday convenience.

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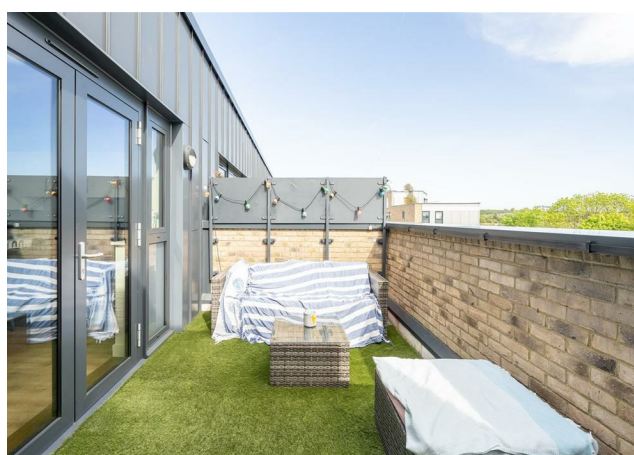
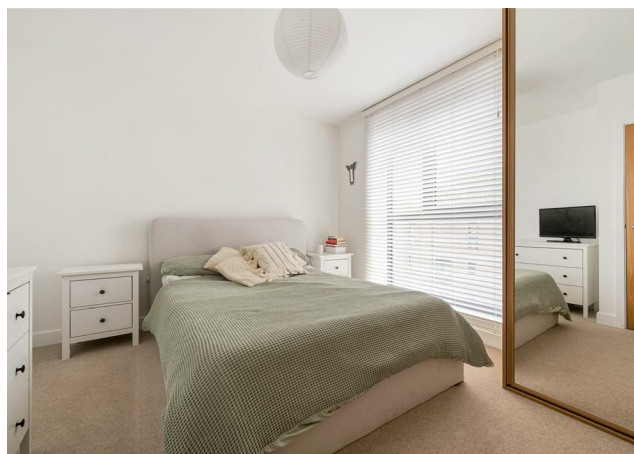
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IF YOU LIVED HERE...

Unfolding over two floors, this well-proportioned home has a natural sense of separation between living and sleeping spaces. Your main living area is bright and welcoming, with a calm, neutral palette and large windows drawing in plenty of natural light. There's a lovely sense of openness here, with room to relax, dine and entertain, while the adjoining kitchen is neatly arranged with clean, modern finishes and practical storage.

Step outside onto your private terrace and you have a peaceful spot for morning coffee or evening meals in warmer months, with a pleasing sense of privacy above it all.

Upstairs, both bedrooms are comfortable doubles, each offering well-judged proportions and a calm atmosphere that's easy to settle into. The presence of two bathrooms adds a layer of flexibility for day-to-day living, while storage has been carefully considered throughout the home, keeping everything neatly organised.

WHAT ELSE?

- Lloyd Park is just a short walk away, offering open green space, tennis courts and the William Morris Gallery set within its grounds
- You're well placed for both Highams Park and Walthamstow, giving you a wide choice of independent cafés, restaurants and local favourites
- Reliable transport links are close by, with easy access into the City and strong connections across East London



A WORD FROM THE OWNER ...

"The property has been the perfect first buy, it has excellent transport links with the Victoria line being a 10 minute cycle and Highams Park overground being a 10 minute walk. The access to Lloyd Park and the surrounding Epping Forest entry points means you feel you aren't in London if you need a break from the hustle and bustle. Having both Highams Park, Walthamstow Village and the nearby Blackhorse breweries so close means socially the area is excellent with lots going on - many restaurants, bars, good pubs and activities going on. For us as a family we have plentiful choice of excellent schools right on the doorstep with the outstanding Ofsted rated Selwyn school our closest in the catchment area. On-site is a gym, small shop, children's playground and nursery meaning we have everything we need right on the doorstep. Across the road is Sainsbury's superstore which includes Argos and spec savers. Favourite local walls have to be to Highams Park to the beautiful Royal Oak pub or around Walthamstow wetlands. Our neighbours have become friends - everyone on our floor have children and they are all very welcoming and nice. The views from our terrace are excellent of the Shard and Gherkin building during clear weather. We have loved our time here, we just need somewhere bigger."

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