



Reception Room  
14'4" x 11'11"

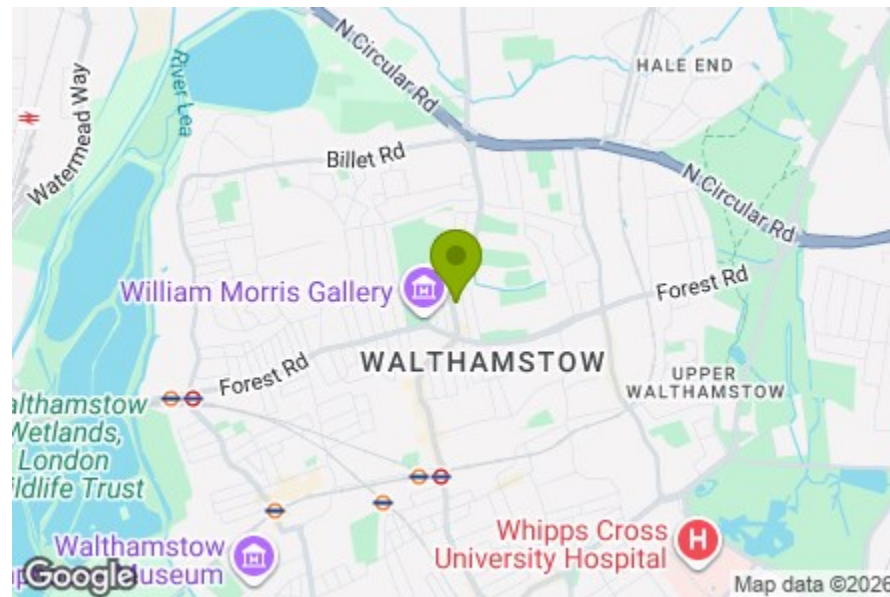
Kitchen  
9'3" x 8'9"

Bedroom  
14'4" x 11'4"

Bedroom  
8'9" x 6'11"

Bathroom  
6'4" x 5'7"

Total Area: 54.2 m<sup>2</sup> ... 583 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.



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	56	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## CHINGFORD ROAD, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedrooms
- First Floor Flat
- Well Presented
- Victorian Conversion
- Chain Free
- Central Walthamstow Location

We are delighted to offer this chain free, two bedroom period conversion on the first floor of a Victorian property. This flat is well presented and features fresh and neutral decor throughout. This lovely space is waiting for you to come and put your stamp on it, and with no rent or service charge to pay you can be confident there are no hidden charges and you're good to go for a stress free move. You're just five minutes on foot from our borough's green gem of Lloyd Park home to cafes, courts and all manner of sports clubs and classes, from Boot Camp to Yoga Me Happy. There's also a Saturday market, great for everything from fresh produce to craft beers, and of course the William Morris Gallery, dedicated to one of Walthamstow's most creative sons.

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#### IF YOU LIVED HERE...

You're in a great spot here with some of Walthamstow's best attractions within walking distance. Aside from Lloyd Park you're a seven minutes walk from the recently developed Fellowship Square, which hosts a thriving programme of events all year round; from winter markets to celebrations honouring the rich mix of cultures within the Borough this space really comes to life in the summer when the fountains are on. If you need to commute you've got plenty of bus routes to choose from, hop on the 97,357,34 or 215 and you can be at Walthamstow central in around ten minutes. From here it's just twenty minutes direct to Oxford Circus and Liverpool Street.

Back inside your new home, you'll be pleased by the sense of light and space thanks in part to the wooden flooring that bounces the light around. Your primary bedroom sits at the front of the property, and is exceptionally bright and airy. You'll love the two windows allowing the light to flood in here, with plenty of space for a king size bed, you benefit from high ceilings throughout the

apartment. The kitchen was recently updated and is stylish, with appliances including oven, fridge and, crucially, boiler; it features a chic checkerboard floor and plenty of cupboard space, with grey cabinets and contrast white countertops, it's a great space for cooking up your favourite food. The windows were also recently updated to double glazing.

#### WHAT ELSE

- Take a wander down Hoe St, stopping off at Ye Old Rose and Crown, a theatre pub that hosts regular comedy nights from some of the best talent on the comedy scene.
- We recommend heading to local favourite Buhler & Co, sure to be your new local for grabbing a coffee and freshly baked cinnamon bun, they also have an extensive vegan and vegetarian brunch menu.
- If getting or staying fit is on the agenda, you'll be pleased to know that the Waltham Forest Feel Good Centre is a very short stroll (so you won't get much exercise getting there), where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.



#### A WORD FROM THE EXPERT.....

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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