



Second Floor  
Total Area: 67.0 m<sup>2</sup> ... 721 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
11'6" x 16'9"

Kitchen  
8'0" x 11'5"

Bedroom  
10'9" x 15'0"

Bedroom  
7'8" x 10'4"

Bathroom  
6'9" x 8'0"



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	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WHITEHALL ROAD, CHINGFORD

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



### Features:

- Two Bedroom Apartment
- Top Floor
- Chain Free
- Short Walk to Chingford Station
- Approx. 721 Square Foot
- Moments from Epping Way
- Communal Gardens

Set on the top floor, this two-bedroom apartment offers approximately 721 square foot and is available chain free, making it an appealing option for a smooth onward move. The layout comes together naturally, creating a sense of coherence and balance that suits both everyday life and longer-term plans. This is complemented by well-kept communal gardens, providing a pleasant outdoor backdrop. Chingford Station is a short walk away, offering direct connections into central London, while Epping Way sits close by for convenient routes across the wider area, rounding off a location that balances greenery with everyday convenience.

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#### IF YOU LIVED HERE...

You'd arrive at an attractive period-style building with a well-balanced façade, where brickwork and rendered elevations sit comfortably alongside bay windows and distinctive upper-floor detailing. There's a reassuring sense of character from the outset, with communal gardens setting the building back from its surroundings and lending a pleasing sense of arrival. Inside, the second-floor hallway offers a gentle introduction to the home, with a neutral palette and an easy flow connecting each room. The reception room is a particularly inviting place to spend time, with a bay window bringing in generous daylight and a fireplace providing a natural focal point. It's a room that lends itself well to relaxed evenings or entertaining, with enough flexibility to shape it around your own furniture and style. The kitchen feels thoughtfully arranged, with a balanced layout and a window drawing in natural light at the far end. Cabinetry and work surfaces create a composed backdrop, making this a practical and comfortable room that works well day to day while leaving room to add personality over time. Both bedrooms are well-sized and quietly appealing. The main bedroom offers a restful setting with a generous window and plenty of scope for a full bedroom arrangement, while the second bedroom is distinguished by a curved window

that softens the room's shape and adds character. The bathroom is finished in a neutral scheme, naturally lit and fitted with a bath and overhead shower. Outside, the communal gardens are neatly kept, with lawns and mature planting creating a green, settled outlook that's easy to enjoy throughout the year. Beyond the home itself, the surrounding area brings together green open scenery and a well-established local scene. Epping Forest is close by, with Butlers Retreat set within the trees and popular for refreshments and light bites after long woodland walks. Nearby, Breeze is a relaxed spot for coffee and casual daytime food. The Royal Forest sits right on the edge of the forest, offering a classic pub setting with dining and drinks, while Rusty Bike Pub is known for its informal atmosphere, craft beers and sociable vibe. Chingford High Street is also close at hand, with a useful mix of shops, cafés and everyday amenities.

#### WHAT ELSE?

Chingford Station is a 15-minute walk away, offering direct services into Liverpool Street and making journeys into central London straightforward. There are also regular bus routes nearby, adding to the area's connectivity and making it easy to get around locally as well as further afield.



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

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER  
E4 ASSISTANT BRANCH MANAGER

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