

Reception  
12'7" x 18'0"

Kitchen  
6'1" x 10'2"

Bedroom  
11'0" x 11'5"

Bathroom  
11'5" x 6'4"

Terrace  
7'3" x 5'4"

Total Area (Excluding Terrace): 49.7 m<sup>2</sup> ... 535 ft<sup>2</sup>

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	81	81
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

## KINGS HEAD HILL, CHINGFORD

Asking Price £300,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom
- Purpose Built Apartment
- Private Parking Space
- Approx. 535 Square Foot
- Secure Development
- A Short Walk to Chingford Station
- Moments Away From Epping Forest
- Close to Local Amenities

A bright and well-proportioned one-bedroom apartment, set within a secure purpose-built development, offering around 535 square feet of thoughtfully arranged living space. With a parking space, a private terrace and Chingford Station just a short walk away, it's well placed for Epping Forest, local amenities and easy connections into the city.

REQUEST A VIEWING  
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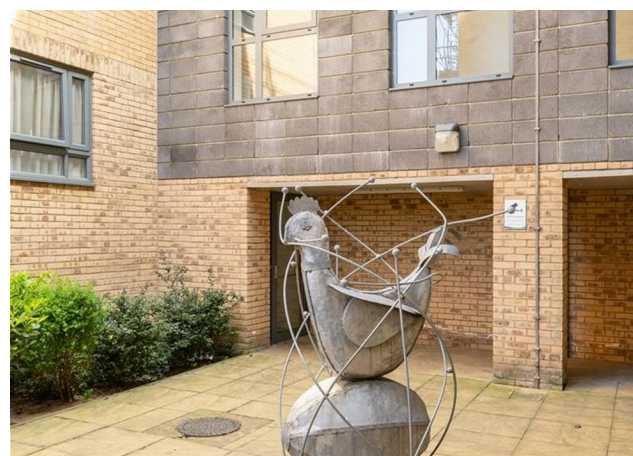
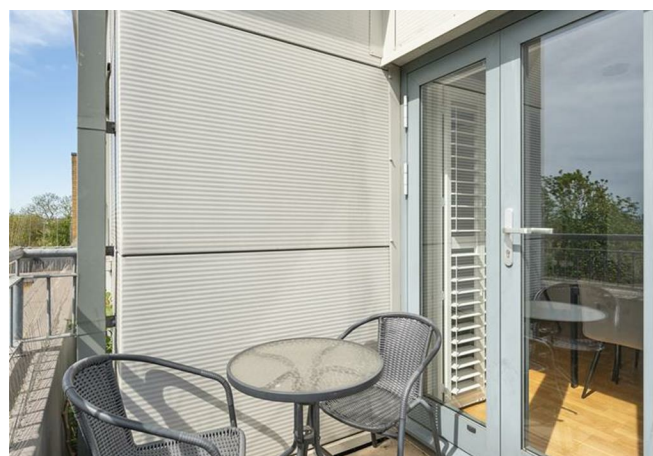
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#### IF YOU LIVED HERE...

Step inside and the hallway draws you through to the reception room, a generous, easy-to-use space with wooden flooring and soft neutral walls. There's room here to settle in properly, with a sofa area at one end and space for dining closer to the kitchen, making the layout feel practical without losing its sense of openness.

The kitchen sits just off the reception, neatly positioned to keep the living space sociable but uncluttered. From here, the room opens out to the private terrace, giving the apartment a lovely extra pause point, whether that's for coffee in the morning or a little fresh air at the end of the day.

The bedroom is a comfortable double, finished in the same understated tones, while the bathroom is well proportioned and simply arranged. The secure development also includes a private parking space, adding an especially useful touch for day-to-day life in this well-connected Chingford spot.

#### WHAT ELSE?

Chingford Station is around a 10 minute walk away, with direct services towards Liverpool Street and useful connections across East London.

Epping Forest is moments away, offering miles of walking routes, open greenery and space to unwind.

Local favourites include The Royal Oak on Kings Head Hill and The Larder at Butler's Retreat for coffee, brunch and lunch.



#### A WORD FROM THE OWNER...

"I have loved every minute of my time at Alana Heights. I moved in as a first time buyer and it was the perfect space for me, being a short 10 minute walk to Chingford station it was perfect for my work commute into London. It is in great location and has all the necessary amenities nearby, close to local bus routes. Lovely neighbourhood and it has great welcoming neighbours in the building. It is next to Epping Forest which offers great walks and an abundance of parks, cafes, pubs, shops and restaurants nearby. The property has great views and a lovely little balcony which is great to sit out on all year round. Also great to have a private allocated parking space in a safe secure private gated car park!"

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