



Flat 2, 12, Cart Lane, Chingford  
Chingford

Offers Over £400,000



## Flat 2, 12, Cart Lane

### Chingford

Built in 2021 with only three apartments, Cart Lane offers living accommodation at its finest spanning close to 700 Sq. ft with an abundance of high-end finishes throughout.

- First Floor Two Double Bedroom Apartment
- Open Plan Lounge/Kitchen/Diner
- Long Lease (121 Years Remaining)
- Underfloor Heating Throughout
- Finished To Exacting Standards Throughout
- 0.2 Miles To Chingford Rail Station
- Secure Entry Phone System
- Chain Free



The property opens into a welcoming entrance hall, providing access to all principal rooms and featuring a useful built-in storage cupboard. To the front of the apartment lies a spacious open-plan kitchen and reception area, thoughtfully designed to offer an ideal setting for both everyday living and entertaining. The contemporary kitchen is well appointed with generous worktop space and ample room for dining, while the adjoining living area is flooded with natural light through a striking full-height feature window. The accommodation is completed by two well-proportioned bedrooms and a stylish tiled bathroom suite.

Perfectly positioned just off Chingford's sought-after Station Road, Cart Lane enjoys easy access to a vibrant selection of independent shops, restaurants, and local amenities. The area is further enhanced by the nearby village green, the expansive natural beauty of Epping Forest, and excellent transport connections from Chingford Overground (TfL Zone 5), offering swift access to Liverpool Street in under 30 minutes.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:







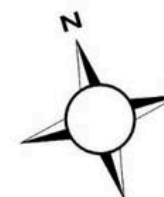
# Cart Lane

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Approx. Gross Internal Area 64.7 sq. metres (696.6 sq. feet)

## First Floor

Approx. 64.7 sq. metres (696.6 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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