



Total Area: 118.2 m<sup>2</sup> ... 1272 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception  
15'7" x 13'5"

Reception  
15'7" x 13'4"

Kitchen  
13'4" x 12'2"

Bathroom  
6'10" x 5'10"

Bedroom  
16'9" x 13'3"

Bedroom  
17'9" x 14'0"



| Energy Efficiency Rating                    |                         |
|---|-------------------------|
|   | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) A                                 |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   | 66                      |
| (39-54) E                                   |                         |
| (21-38) F                                   | 27                      |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |



## STATION ROAD, CHINGFORD

Offers In Excess Of £450,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- Split Level Apartments
- Close to Local Amenities
- Approx 1272 Square Foot
- A Short Walk to Chingford Station
- Epping Forest Nearby
- Being Sold Chain Free
- Long Lease

Set along Chingford's well-connected Station Road, this two-bedroom split-level apartment places local life beautifully within reach, from the cafés and shops of Station Road to Chingford Station, Chingford Plain and the wide green sweep of Epping Forest. Chingford Station is just a short stroll away, where the Weaver Overground will take you to Liverpool Street in around 25 minutes.

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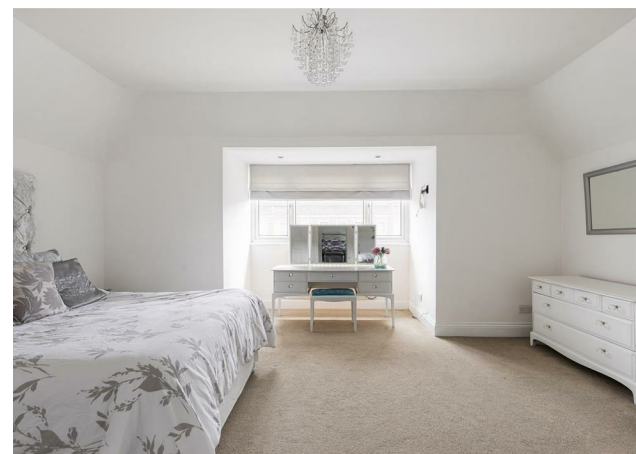
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**IF YOU LIVED HERE.....**

Laid out across two levels and measuring approximately 1,272 square feet, there's a lovely sense of space here. The first floor gives you two reception rooms, so there's room to stretch out, host, work from home or create a quieter reading spot.

Inside, the palette is calm and understated, with soft carpets, neutral walls, fireplaces, built-in shelving and generous windows helping the rooms feel light and inviting. The separate kitchen is practical and neatly arranged, with white cabinetry, dark worktops and plenty of room for day-to-day cooking.

Upstairs, two well-proportioned bedrooms sit away from the main living spaces, giving the layout a natural sense of separation. The bathroom is simply finished with pale tiling, a bath and overhead shower. The apartment is also being sold chain free and comes with a long lease.

**WHAT ELSE?**

- Epping Forest, Chingford Plain and Queen Elizabeth's Hunting Lodge are all close by for woodland walks, local history and fresh air.
- Rusty Bike is close by for excellent Thai, while just upstairs you'll find Sushi Monster for fresh Japanese dishes. Gina is already one of the area's most talked about destinations, recently featured in Vogue for its stylish interiors and warm atmosphere.
- Parents will appreciate the abundance of well-regarded schools nearby.



**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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