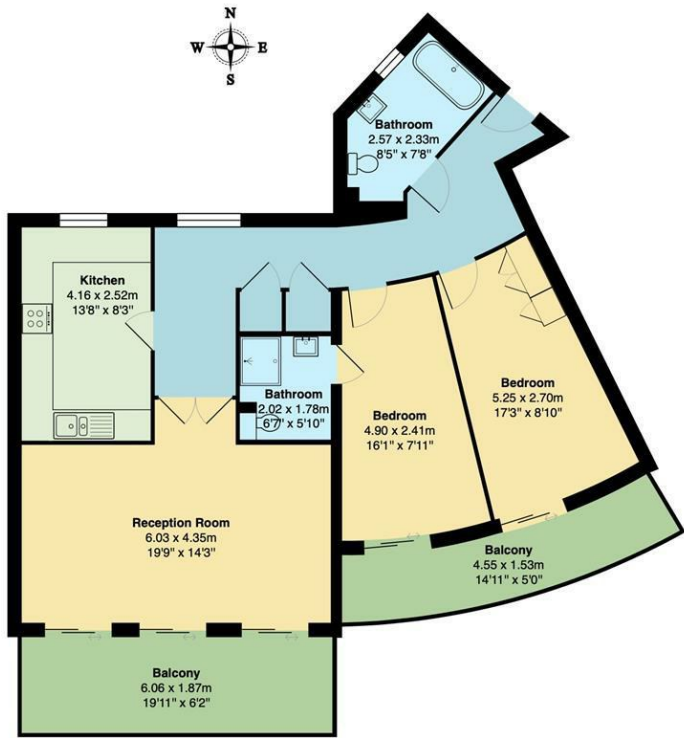




Second Floor  
Total Area: 84.5 m² ... 910 ft² (excluding balcony)  
All measurements are approximate and for display purposes only

Bathroom  
8'5" x 7'7"

Bedroom  
17'2" x 8'10"

Bedroom  
16'0" x 7'10"

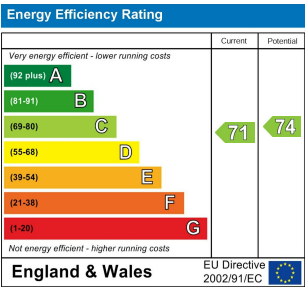
Balcony  
14'11" x 5'0"

Bathroom  
6'7" x 5'10"

Reception Room  
19'9" x 14'3"

Balcony  
19'10" x 6'1"

Kitchen  
13'7" x 7'4"



## 2, CONNINGTON CRESCENT, CHINGFORD

Guide Price £375,000 Leasehold  
2 Bed Flat



### Features:

- Large Two Bedroom
- Located on the Third Floor
- Approx. 910 Square Foot
- Two Private Balconies
- Moments from Epping Forest
- Secure Parking
- Close to Local Amenities
- Being Sold Chain Free
- Long Lease
- Loft Storage

GUIDE PRICE £375,000 to £400,000

A bright and well-proportioned two bedroom apartment, set on the third floor of a modern development in Chingford, just moments from the wide open greenery of Epping Forest. Offering around 910 square feet of thoughtfully arranged living space, this chain free home pairs generous proportions with everyday practicality. You're well placed for local amenities, with shops, cafés and essentials close at hand, while Chingford station provides reliable connections into Liverpool Street in around 25 minutes.

REQUEST A VIEWING  
0203 369 6444

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0203 397 2222

E4 & N17  
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#### IF YOU LIVED HERE..

You'd step into a welcoming hallway that sets the tone for the rest of the home, with a sense of space and flow that carries throughout. The main living area is beautifully bright, with plenty of room to relax, dine and entertain. From here, doors lead out to one of your two private balconies, offering a quiet spot for a morning coffee or an evening wind-down. The kitchen sits neatly alongside, designed with everyday living in mind and keeping everything within easy reach.

Both bedrooms are generous doubles, each offering calm, comfortable spaces with flexibility for different layouts. The principal bedroom benefits from access to the second private balcony, adding an extra layer of light and openness. The bathroom is well-sized and neatly finished, while additional storage helps keep things feeling uncluttered and easy to live in. Throughout, the apartment feels carefully considered, with a natural balance between sociable space and quieter corners.

#### WHAT ELSE?

Highams Park is your closest station, with Weaver Line services taking you to Liverpool Street in around 25 minutes. Highams Park itself has a brilliant mix of independent cafés, restaurants and local favourites, including Vino Tap, The Stag & Lantern Micropub, Yaz and Biba & Wren. Epping Forest is moments away, with miles of walking trails, cycling routes and peaceful woodland to enjoy. Highams Park Lake is also close by, offering a lovely spot for a slower weekend stroll. The apartment comes with secure parking, a long lease and is being sold chain free.



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

"What I've really loved about this property is the size of the rooms and the view over the forest. When sitting in the lounge, it feels much more peaceful and secluded than you would expect. Being situated between Chingford and Highams Park also gives easy access to North Chingford's restaurants, including Gina and La Baita, as well as the Overground station, alongside the shops and cafés available in Highams Park."

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