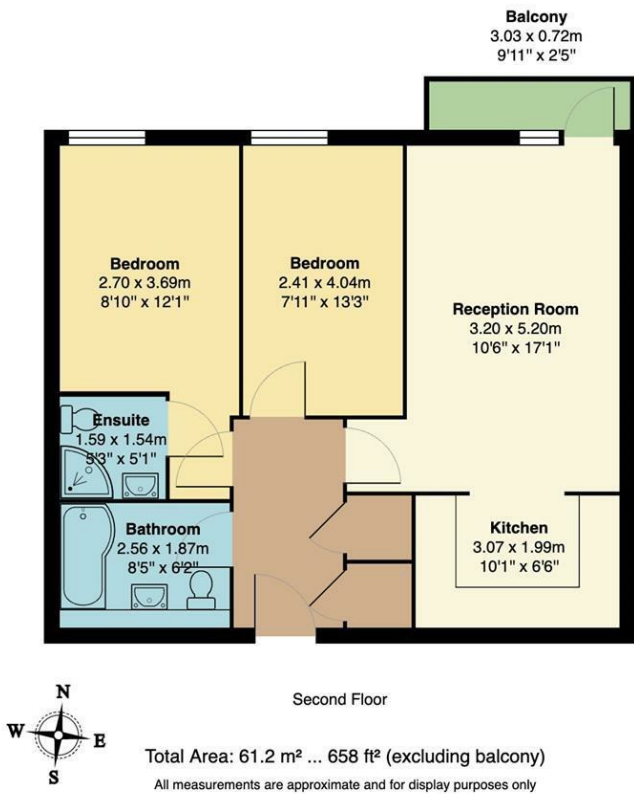




Reception Room
10'5" x 17'0"

Kitchen
10'0" x 6'6"

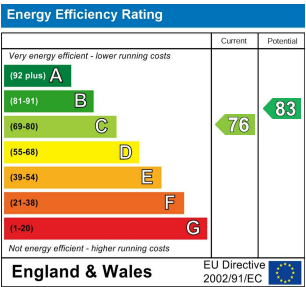
Bedroom
7'10" x 13'3"

Bedroom
8'10" x 12'1"

Ensuite Bathroom
5'2" x 5'0"

Bathroom
8'4" x 6'1"

Balcony
9'11" x 2'4"



2 CONNINGTON CRESCENT, CHINGFORD

Offers In Excess Of £325,000 Leasehold
2 Bed Flat



Features:

- Two Bed Apartment
- Located on the Second Floor
- Short Walk to Chingford and Highams Park
- 125 Year Lease
- Approx. 658 Square Foot
- Moments from Epping Forest
- Two Bathrooms
- Private Balcony

Nestled between Highams Park and Chingford, this well presented two bedroom apartment enjoys a convenient setting with Epping Forest moments away and a great choice of shops, cafés and transport links within easy reach. With a 125 year lease, an open plan living space, balcony and two bathrooms, it offers comfort and practicality.

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IF YOU LIVED HERE...

Step inside and the hallway leads through to a bright, open plan reception room and kitchen. The kitchen is arranged to one side, offering plenty of storage and worktop space while remaining connected to the living area, making it easy to cook, dine and relax in one sociable setting. Broad glazing draws in natural light, while a door opens directly onto the balcony, an ideal spot for a morning coffee. Soft, neutral tones and timber flooring create a calm, welcoming feel throughout.

The two bedrooms are arranged off the central hallway and both are well proportioned. The principal bedroom benefits from its own ensuite shower room, while a separate bathroom serves the second bedroom and guests alike, adding welcome flexibility. Generous hallway storage helps keep everything neatly tucked away. Whether you are buying your first home, downsizing or looking for a well connected London base, this apartment offers an easy balance of comfort and convenience.

WHAT ELSE?

- Highams Park and Chingford are both within easy reach, with favourites including Vino Tap and The Stag & Lantern in Highams Park, plus Rusty Bike Thai, Sushi Monster and Gina in Chingford.
- Epping Forest is moments away, offering miles of woodland walks, cycling routes, Highams Park Lake and Hollow Ponds.
- Highams Park Overground Station provides direct services to London Liverpool Street, while local shops and everyday amenities are close at hand.



WORD FROM THE OWNER...

We have absolutely loved our time living here. Waking up to views of Epping Forest is such a rare find in London, and having that vast green space right on our doorstep has been incredible. We regularly go for weekend walks through the forest to Connaught Water and around Highams Park Lake.

The location really gives you the best of both worlds: you're surrounded by fantastic local independent spots—whether it's grabbing a coffee at V's Lounge or heading out for evening drinks at Vino Tap—as well as brilliant restaurants across Highams Park and Chingford. The easy commute into Liverpool Street also makes getting into central London effortless.

We welcomed our first baby while living in this flat, which makes it extra special to us. Taking her out around the neighborhood has been a joy—the area has a wonderful community feel that strikes the perfect balance of being peaceful without ever feeling too quiet.

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