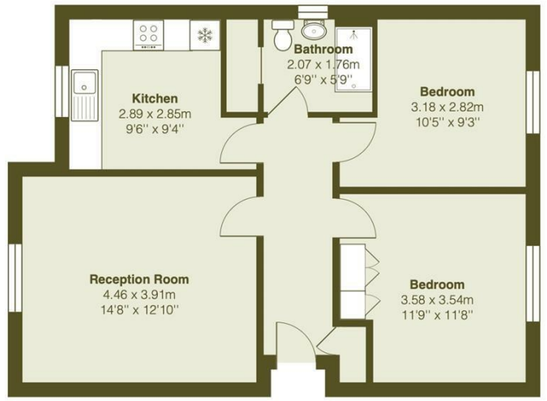
THE STOW BROTHERS



Ground Floor

Total Area: 62.7 m² ... 675 ft²

All measurements are approximate and for display purposes only

Reception Room
14'7" x 12'9"

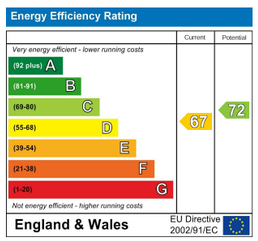
Kitchen
9'5" x 9'4"

Bathroom
6'9" x 5'9"

Bedroom
10'5" x 9'3"

Bedroom
11'8" x 11'7"





E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

E17 & E10
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LARKSHALL ROAD, LONDON

Guide Price £350,000 Leasehold

2 Bed Apartment

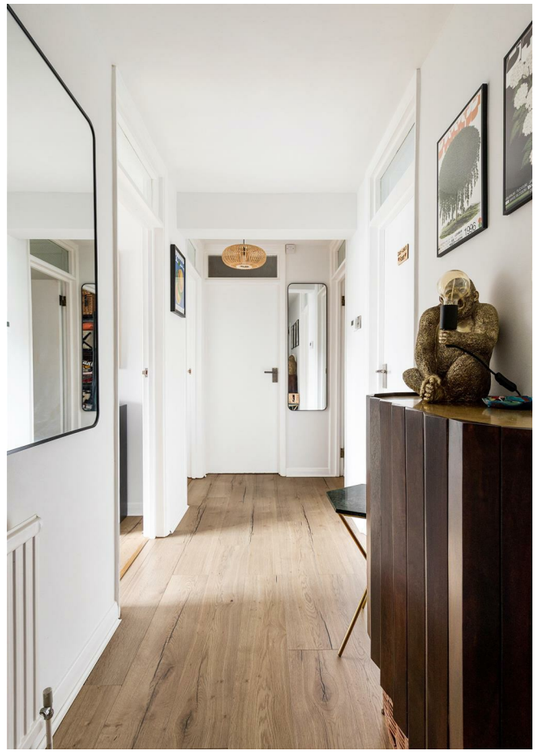
Features:

- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- Easy Access to Chingford Station
- Beautifully Presented Throughout
- Large Communal Garden
- Close to Epping Forest
- Long Lease

GUIDE PRICE - £350,000 to £375,000

A beautifully presented two bedroom ground floor apartment in a leafy Chingford setting, with an allocated parking space, a large communal garden and Epping Forest close by. With thoughtfully styled interiors, generous living space and easy access to Chingford Station, this is a welcoming home in a well-connected corner of East London.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

Step inside and a central hallway leads into a generous reception room, where warm timber flooring, soft white walls and carefully chosen furnishings create an inviting space. A large window brings in plenty of natural light, while there's ample room for both relaxing and dining. Across the hallway, the separate kitchen has been finished with dusky pink cabinetry and light worktops, giving the space a lovely sense of personality. There's even room for a small breakfast table, perfect for slower mornings.

Both bedrooms are arranged along the opposite side of the hallway, with the larger featuring fitted wardrobes and a beautifully considered palette of warm neutrals and mustard tones. The second bedroom is equally welcoming, with useful shelving and plenty of natural light. A contemporary bathroom completes the layout, with white square tiling, brass fittings and a walk-in shower. Altogether, the apartment spans approximately 675 square feet, with access to a large communal garden, an allocated parking space and the added reassurance of a long lease.

WHAT ELSE?...

- Chingford Station is within easy reach, offering Overground services towards Liverpool Street. Station Road is also home to independent cafés, restaurants and local favourites including Sushi Monster, Gina and Rusty Bike Thai.

- Epping Forest is close by, with miles of woodland trails and open green spaces to explore. Head towards Connaught Water for peaceful waterside walks or enjoy a weekend wandering through the forest.

- North Chingford has a lovely village feel, with a mix of independent shops, traditional pubs and places to eat. The Royal Forest is a local favourite, while nearby Highams Park offers even more cafés and independent spots to discover.



A WORD FROM THE OWNER...

"I chose this property after a long search, due to the feeling of space and the easy layout. The two double bedrooms, separate eat-in kitchen and allocated parking space were also a rare find.

As the property is set back from the road and surrounded by trees, it feels calm and cosy. The building and communal areas are well maintained, so it's great to know that's taken care of. I never hear the neighbours and they've always been polite and friendly in passing.

I'm moving for only one reason - we need a third bedroom. I've put a lot of love and effort into the place over the last couple of years and will be sad to leave. I won't be going far though - the North Chingford location is the perfect middle-ground for city access and greener surroundings."

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