

Total Area: 68.9 m² ... 742 ft²
All measurements are approximate and for display purposes only.

- Bedroom
10'8" x 9'4"
- Kitchen
7'5" x 7'2"
- Shower Room
- Bedroom
11'1" x 9'9"
- Reception Room
15'11" x 15'10"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	79
England & Wales	
EU Directive 2002/91/EC	



CHINGFORD AVENUE, CHINGFORD

Offers In Excess Of £375,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Double Bedroom first Floor Flat
- Victorian End of Terrace
- Off Street Parking For Two Cars
- In Close Proximity to Epping Forest
- A short Walk to Chingford Station
- Approx 742 Square Foot
- Being Sold Chain Free
- Share of Freehold

Explore this conveniently located two-bedroom apartment - moving couldn't be more tempting. Spanning 742 sq ft on the first floor of a Victorian end-of-terrace, this property comes chain-free with a share of freehold and with off-street parking for two cars, - it's perfect for those looking to move quickly. For commuters, Chingford Station on the Weaver Line is just a short stroll away, offering direct connections to Liverpool Street in 35 minutes and Walthamstow in 30 minutes for the Victoria line. This ideal location lets you enjoy the laid-back pace of local life with the vast green backdrop of Epping Forest on your doorstep while keeping the buzz of Central London within easy reach.

REQUEST A VIEWING
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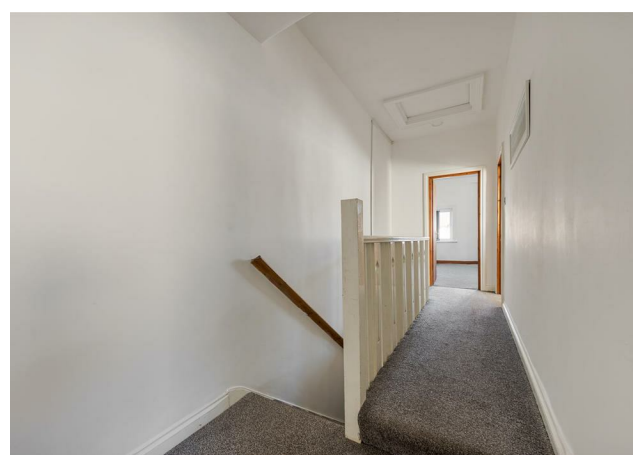
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IF YOU LIVED HERE...

Imagine being able to drive right up to your front door on the well-maintained driveway offering ample space for two cars - perfect for unloading the weekly shop with ease.

Step through the striking turquoise door and take the soft carpeted stairs up to your new home.

Painted white throughout, this space is full of potential. The fresh, neutral decor provides a perfect blank canvas for those with interior design dreams, offering a versatile and inviting property to customize as you like.

The reception room is a generous 228.16 sq ft of light-filled space, thanks to a bay window and an additional window to the left. The kitchen features wooden cabinetry and a contrasting black-and-white metro-tiled splashback, complemented by a handy breakfast bar - ideal for casual dining or quick meals on the go.

The bathroom blends classic and contemporary styles, dressed in full-height elegant cream marble tiling and boasting a glazed walk-in shower, a sleek white suite, a cabinet-mounted sink for extra storage, and a hygienic bidet attachment to the side of it. The charcoal-tiled floor adds a modern touch.

Bedroom one, adjacent to the reception room, is a spacious double offering 110.88 sq ft of pristine space with warm engineered oak wood flooring and a south-facing window - allowing for sunlight throughout the day.

At the rear of the property, bedroom two is another well-proportioned double covering 101.52 sq ft with views over the gardens below and the same all-day sunshine - a perfect space to wake up in and catch the last rays of the day.

WHAT ELSE?

- Epping Forest—a vast expanse of woods, heathland, and ponds - is right on your doorstep. Pole Hill offers fantastic views of the forest and the London skyline.
- Ridgeway Park, just metres away, is home to the Chingford & District Model Engineering Club, where you can ride the model railway on Sundays.
- The local food and drink scene is thriving. Check out The Royal Forest, by Raymond Blanc's Heartwood Collection as part of a multi-million-pound refurbishment.
- Families will appreciate the fantastic primary and secondary schools in the area, making Chingford popular with young families.
- Drivers can reach the M25 or North Circular in around 10 minutes.
- Make The Larkshall your new local - this grand pub, 0.9 miles away, partly dates back to the 16th Century, making it one of the oldest in the area.



A WORD FROM THE EXPERT...

'I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?'

WILL TURNER
ASSISTANT BRANCH MANAGER

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