



Hall  
Lounge/ Dining Room  
19'6" x 16'0"  
Kitchen  
6'11" x 13'11"  
Bedroom  
14'3" x 11'5"  
Bathroom  
8'0" x 10'7"  
Storage

Total Area: 74.7 m<sup>2</sup> ... 804 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CONNINGTON CRESCENT, CHINGFORD Offers In Excess Of £325,000 Leasehold 1 Bed Apartment - Purpose Built



### Features:

- Large One Bedroom
- Ground Floor Apartment
- Circa 804 Square Foot
- Short Walk to Chingford and Highams Park
- 104 Year Lease
- Moments from Epping Forest
- Secure Parking
- Private Front Door

Tucked away in a friendly residential corner of Chingford, this bright and spacious one-bedroom ground-floor apartment offers a rare mix of comfort, privacy, and convenience. Spanning an impressive 804 sq ft, the home features an airy open-plan kitchen and living space, perfect for relaxed evenings or entertaining friends, along with a private front entrance that gives it the feel of your own house. Practical details have been well thought out: secure parking is included, and the property comes with a reassuring 104-year lease already in place. Step outside and you're only a short walk from local shops and cafés, while the open green expanse of Epping Forest is nearby for weekend strolls. Both Chingford and Highams Park stations are within easy reach for a smooth commute into the city. It's an ideal opportunity for first-time buyers or anyone looking to settle somewhere peaceful yet well-connected.



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

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

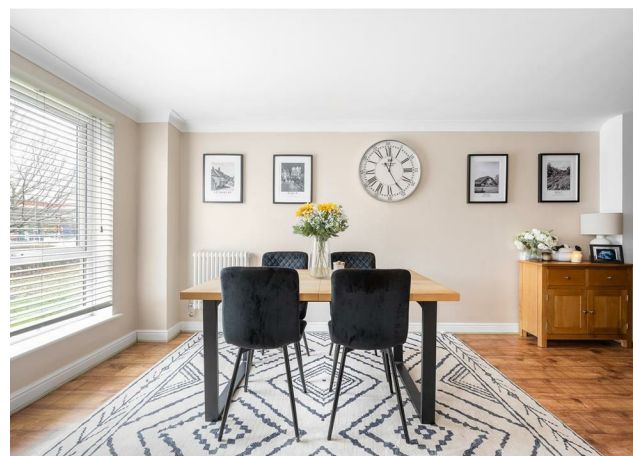
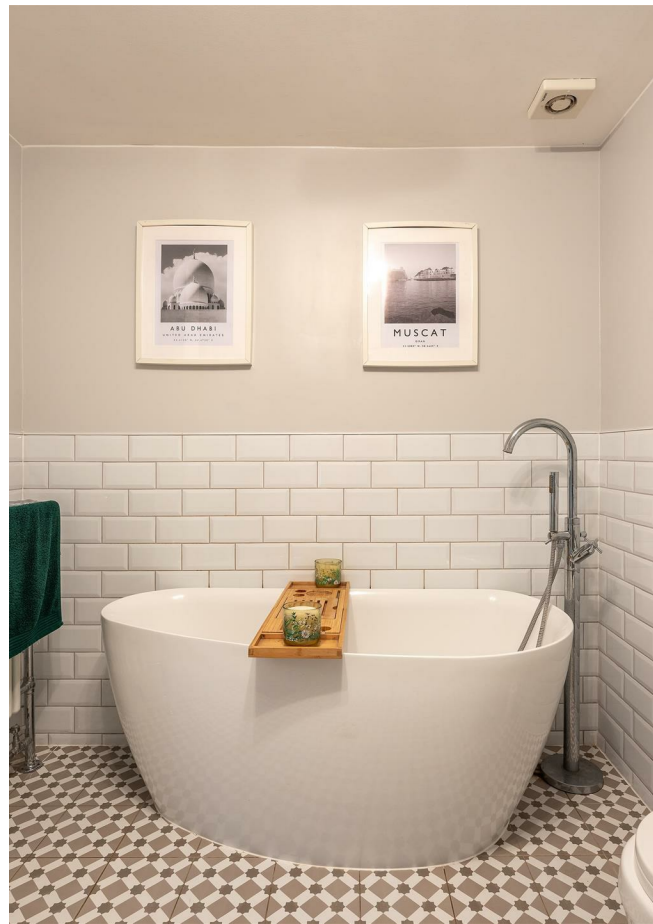
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#### IF YOU LIVED HERE....

This spacious ground-floor apartment comes with its own private front door, a small detail that makes a big difference to security, calm, and that all-important sense of independence. Cleverly designed to make the most of both space and light, the one-bedroom layout feels open and balanced without compromise.

To the right, the double bedroom is light and airy, with two large windows overlooking greenery and filling the space with natural light that dances across the warm wooden flooring. There's ample room for a bed and storage furniture without feeling cramped, while the soft dove-grey walls create a calm backdrop for restful nights.

The bathroom, conveniently next door, is sleek and contemporary. Classic white metro tiles frame a crisp white suite, while patterned flooring adds a touch of vintage charm. There's no compromise on comfort here either, with a contemporary, freestanding bath that sits alongside a separate walk-in shower, complemented by a vanity-mounted basin for a polished finish.

The open-plan kitchen/reception room offers a calm and flexible space for entertaining or unwinding. The neutral palette continues here, as do the wooden floors, creating a cohesive and harmonious feel throughout. The kitchen, neatly tucked into a recess within the room, manages to feel separate yet connected. A run

of cream units that maximise both storage and preparation space, with integrated appliances for a streamlined look. There's plenty of room to zone the space to suit your lifestyle as the room opens out, a sofa and dining area fit easily, with large windows ensuring the room stays bright throughout the day.

Outside, a well-kept brick-paved parking area means no fighting for a space. The location is equally appealing - just minutes away from local supermarkets, cafes and local amenities. Epping Forest offers acres of green space for walking and fresh air, while nearby Highams Park provides even more independent shops and cafés. Here, you truly have the best of both nature and neighbourhood life on your doorstep.

#### WHAT ELSE?

Within walking distance, you'll find plenty of options to explore. Ibleo serves authentic Sicilian cuisine - ideal if you're looking for a relaxed sit-down meal - while Breeze Mezze Bar & Grill offers vibrant Mediterranean dishes, perfect for a casual dinner or a laid-back evening out. Chingford Station has direct Overground trains to Liverpool Street and quick links to Walthamstow Central for the Victoria Line, keeping the city and beyond within easy reach



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

"We have lived here for nearly 4 years and it has been a great first home. We have a great range of shops next to the flat and the opposite side we are a very short walk away from Woodford golf course and Highams Park lake. Just a 15 minute walk away from Highams Park station has meant our commute into London is very quick. Everyone is always shocked at the size of this property which means it is a great place to host family and friends."

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