



Mount View Road, London, E4 7EF

£425,000

**arley**  
property

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

- Top floor period conversion
- Two bedroom apartment
- Large private section of rear garden
- Moments from Epping Forest
- Walking distance to Chingford Overground Station
- Loft space with potential to convert STPP
- New Lease on Completion
- No onward chain

A characterful top floor period conversion in the heart of Chingford, moments from Epping Forest and offering a superb private rear garden.

Set within the top floor of an attractive period conversion in the heart of Chingford, this characterful two-bedroom apartment is ideally positioned just moments from Station Road, Chingford Overground Station, Chingford Plains and the vast open spaces of Epping Forest.

Accessed via a communal entrance, the property occupies the entire upper floor and offers bright, well-balanced accommodation throughout. To the rear, the principal bedroom benefits from original built-in storage and fireplace, while the second bedroom provides excellent flexibility for guests or home working.

To the front, the reception room is filled with natural light and showcases a number of period details, including decorative cornicing and a feature fireplace, creating a warm and inviting living space. The kitchen offers generous proportions with ample storage and workspace, while a spacious bathroom completes the accommodation.

There is also access to a generous loft space, offering potential for conversion or extension, subject to the relevant permissions being obtained.

A particular focal point of the home is the impressive rear garden, with the property benefiting from its own generous private section, offering an ideal space for outdoor dining or entertaining.

### **Lease Information**

A brand new 125-year lease has been prepared by the freeholder and will commence upon completion of the sale.

A superb opportunity for first-time buyers or those seeking a home of genuine character in a well-connected Chingford location.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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