



First Floor
Total Area: 63.1 m² ... 679 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Bedroom
13'2" x 9'11"

Bedroom
8'0" x 10'3"

Reception Room
19'8" x 10'11"

Balcony
5'2" x 10'11"

Kitchen
6'0" x 10'4"

Bathroom
5'10" x 8'2"



| Energy Efficiency Rating | | Current | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | 88 | 88 |
| (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 | |



SHINGLY PLACE, CHINGFORD

Offers In Excess Of £375,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Property
- Private Secure Parking Spot
- Short Walk to Chingford Station
- Moments from Epping Forest
- Beautifully Presented
- Private Balcony
- Approx 679 Square Foot
- Located on the First Floor

Set within a recently built development on the edge of Epping Forest, this beautifully presented two bedroom apartment offers bright contemporary interiors, a private balcony overlooking a peaceful courtyard and the convenience of secure underground parking with bike and pram storage. Chingford Station is an easy walk away, with a bus stop right outside the development, while Chingford Green, independent cafés and everyday shops are all close at hand.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and a generous entrance hall creates a welcoming first impression, with a useful built in storage cupboard helping to keep everything neatly organised. The heart of the home is the spacious reception room, where large windows fill the space with natural light and a door opens onto the private balcony. Backing onto a quiet courtyard rather than neighbouring apartments, it's a peaceful spot to enjoy a morning coffee or unwind at the end of the day. The adjoining kitchen is neatly tucked away from the living space, offering plenty of storage and worktop space while remaining connected for easy everyday living.

Both bedrooms are accessed from the hallway, with the larger double positioned at the front of the apartment and a second bedroom offering flexibility as a guest room, nursery or dedicated workspace. The contemporary bathroom is finished in clean, neutral tones and serves both bedrooms comfortably. At around 679 square feet, the apartment has a practical, well-balanced layout that makes excellent use of the available space.

Beautifully maintained throughout, the apartment is part of a modern development that remains well insulated, keeping comfortably warm through the winter and pleasantly cool during the summer months. With secure underground parking, dedicated bike and pram storage, woodland walks on your doorstep and Chingford's growing collection of cafés, restaurants and shops all within easy reach, this is a home that's as practical as it is inviting.

WHAT ELSE?

- Chingford Station is an easy walk away, with regular Overground services to Liverpool Street, while a bus stop sits just outside the development for added convenience.
- Chingford Green and Station Road are both close by, offering a great choice of independent cafés, restaurants and everyday shopping. Stop by Dadas for excellent coffee or Green 17 for fresh, seasonal food.
- Epping Forest is moments away for miles of woodland walks, while nearby Ridgeway Park is a favourite with local families thanks to its open green spaces and excellent play facilities.



A WORD FROM THE EXPERT...

"One of the things I love most about Chingford is the balance it offers. You've got Epping Forest right on the doorstep, so walks, cycling and fresh air are never far away, while central London is still within easy reach. Weekends might mean a walk through the forest with the dog, finishing at The Butler's Retreat, while The Royal Forest is always a favourite for food and drinks with friends. Gina Restaurant is another local highlight. Owned by chef Ravneet Gill and her husband Mattie Taiano, it earned a Michelin Bib Gourmand in 2026 for its thoughtful food and great value. What really makes the area special though is the community feel. People are friendly, there's plenty of choice between Chingford Mount and North Chingford, and it offers a brilliant mix of green space, local gems and affordability compared with many parts of London."

LACHLAN HALL
E4 ASSISTANT BRANCH MANAGER

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