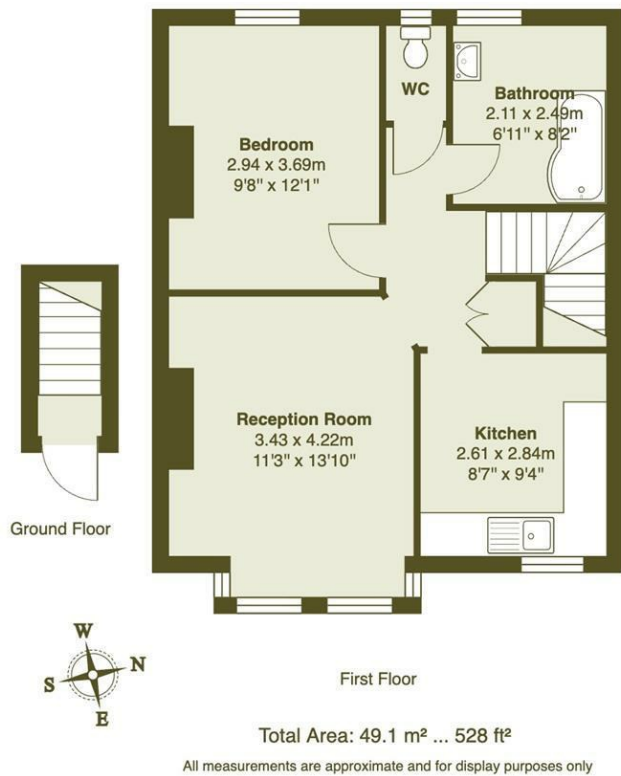




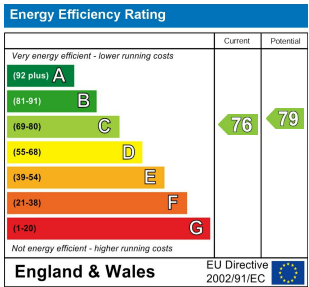
Reception Room
10'11" x 13'10"

Kitchen
8'6" x 9'3"

Bedroom
9'7" x 12'1"

WC

Bathroom
6'11" x 8'2"



BEECH HALL ROAD, CHINGFORD

Offers In Excess Of £375,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Flat
- First Floor Property
- Renovated Throughout
- Chain Free Sale
- Potential to Extend (STPP)
- Moments to Highams Park Station
- Short Walk to Highams Park Lake
- Approx 528 Square Foot

Set on a leafy residential street in the heart of Highams Park, this beautifully renovated one bedroom first floor flat offers a lovely balance of period character and contemporary finishes. With independent cafés, local favourites and Highams Park Station just moments away, plus the lake and Epping Forest close by, it's a wonderful spot to call home.

REQUEST A VIEWING
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E11, E7, E12 & E15
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0203 397 2222

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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
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0208 520 3077

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IF YOU LIVED HERE..

Step inside and you'll find a thoughtfully arranged home, with fresh white walls, warm wood style flooring and plenty of natural light. The reception room is particularly inviting, with a large window overlooking the quiet street, elegant ceiling detailing and a charming fireplace recess. There's plenty of space to relax or entertain, while the separate kitchen has been smartly finished with soft grey cabinetry, pale worktops and contemporary fittings. The layout makes excellent use of the available space, with approximately 528 square feet to enjoy.

The bedroom is another lovely space, with soft carpeting, a beautiful exposed brick fireplace and a large window drawing in daylight. The bathroom has been finished in a clean, contemporary style, with a bath and shower overhead, while a separate WC adds practicality. Renovated throughout and offered chain free, the property is ready to move into, with potential to extend into the healthy loft space, subject to planning permission. It's a home that combines character and comfort,

with scope for the future.

WHAT ELSE?

- Highams Park Lake is a short walk away, surrounded by woodland and the beautiful open spaces of Epping Forest. Perfect for morning runs, weekend walks or simply enjoying a little greenery.

- Highams Park has a wonderful village feel, with independent favourites such as The Stag & Lantern and Vino Tap, alongside cafés, shops and everyday essentials around The Avenue and the iconic clock tower.

- Highams Park Station is just moments away, with Overground services towards Liverpool Street. Change at Walthamstow Central for the Victoria line, making journeys across London wonderfully convenient.



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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