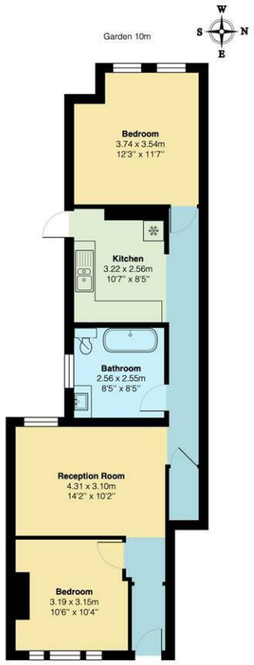


Ground Floor

Total Area: 65.2 m² ... 702 ft²

All measurements are approximate and for display purposes only

Bedroom
10'5" x 10'4"

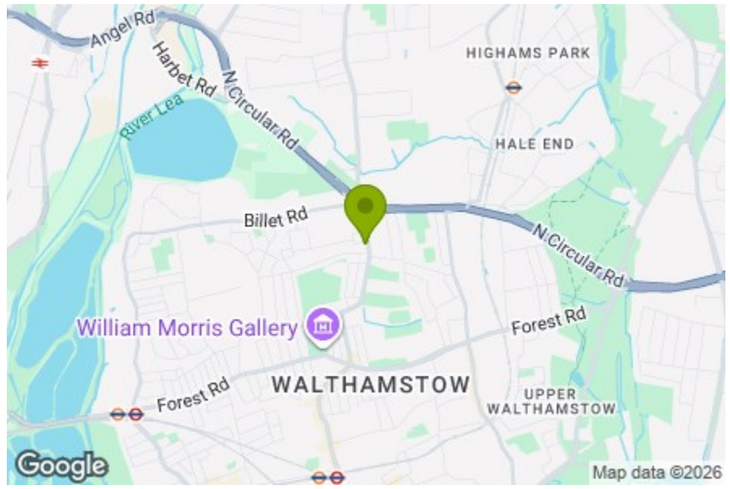
Reception Room
14'1" x 1017'0"

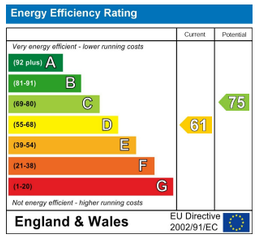
Bathroom
8'4" x 8'4"

Kitchen
10'6" x 8'4"

Bedroom
12'3" x 11'7"

Garden
32'9"





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CHINGFORD ROAD, WALTHAMSTOW

Offers In Excess Of £485,000 Leasehold

2 Bed Apartment - Purpose Built

Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Beautifully Presented
- Private Section of Rear Garden
- Kitchen Diner
- Next to Lloyd Park

A beautifully presented two bedroom ground floor Warner apartment, with its own front door and private section of rear garden. Set on Chingford Road, you're just a short walk from the wide open green spaces of Lloyd Park, placing cafés, culture and nature close to home.

The Waltham Forest Feel Good Centre is also nearby, offering an Olympic-sized swimming pool, modern gym, climbing wall and wellness facilities, making this a particularly convenient spot for active living.

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IF YOU LIVED HERE...

Step through your dedicated front door and into a thoughtfully arranged home unfolding across around 700 square feet. At the front sits the first bedroom, a bright double with large windows bringing in plenty of daylight and original timber flooring adding warmth underfoot.

Your reception room comes next, a well proportioned living space with clean white walls and classic hardwood flooring continuing through the room. It's an inviting setting with plenty of space for both relaxing and entertaining.

The bathroom is finished in a calm palette of white and soft greys, with a freestanding clawfoot tub and rainfall shower above, alongside a vessel sink. The kitchen sits nearby, fitted with sleek runs of cabinetry and chunky worktops, with space for a small dining nook. To the rear, the second bedroom is another generous double, looking out towards the garden.

Outside, your private section of garden is accessed from the kitchen, offering a secluded mix of patio and artificial lawn bordered by mature greenery and fencing, a lovely spot to enjoy in warmer months.

WHAT ELSE?

The property benefits from new owners in the building, bringing a fresh chapter to the home and a sense of shared care for the property.

Lloyd Park is just five minutes away on foot, with landscaped gardens, tennis courts, cafés and the William Morris Gallery, plus the much-loved Saturday farmers' market.

The Waltham Forest Feel Good Centre is around a third of a mile away, offering extensive sports and fitness facilities.

The Dog & Duck is just down the road, a friendly neighbourhood pub known for its sourdough pizzas and relaxed beer garden.

Regular buses nearby provide a quick connection to Walthamstow Central for the Victoria Line and Overground, giving straightforward access into Central London.

A WORD FROM THE OWNER...

"We have loved making this the home where we've started a family and would love to find buyers who are planning to do the same. Having Lloyd Park, our son's nursery, great pubs and transport links on our doorstep has really made these last two years for us - we're happy to be upsizing but will be sad to leave our community in Chapel End. "

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