



Kitchen/ Dining/ Reception
25'6" x 15'8"

Balcony

Bedroom
14'1" x 8'9"

Ensuite
3'8" x 8'8"

Bedroom
13'7" x 8'8"

Bathroom
7'1" x 6'5"



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



WHITEHALL ROAD, CHINGFORD

Offers In Excess Of £625,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Spacious Third Floor Apartment
- Two bedrooms
- Private Balcony with Far Reaching Views
- En Suite to Main Bedroom
- Communal Garden
- 10 Year Building Warranty
- 999 Year Lease
- 10 Minute Walk to Chingford Station
- Close to Epping Forest

Set on the third floor of a modern development in a quiet yet well-connected location, this immaculately finished two-bedroom, two-bathroom apartment offers stylish, contemporary living just moments from Epping Forest. Chingford station is a short stroll away, putting Central London within easy reach.

Inside, the apartment is beautifully presented, with smart decor, high-spec appliances and sleek contemporary fittings throughout. A private balcony and well-maintained communal gardens add even more appeal.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Up on the third floor, your open plan kitchen/living room is bursting with natural light, with smart flooring sweeping the length, and plenty of room for dining and relaxing. The kitchen area has stylish units and contemporary appliances, so hosting will be top of the list when you settle in.

The bedrooms are just as smart, with more of the spotless decor. One has a contemporary ensuite, while there's another sleek bathroom off the spacious hallway. The south-facing balcony will be your favourite spot for relaxing on warm days. The lofty height provides a touch of energy efficiency, as well as far reaching views.

You'll love being so close to the nature of Epping Forest but also within easy reach of the city; Chingford station is 0.7 miles away, where you can get to Liverpool Street on the Weaver Overground in around 25 minutes.

As well as the sprawling forest, you're within walking distance of Pimp Hall Nature Reserve - a brilliant place for the community to come together.

Chingford itself has a thriving food and drink scene. The Royal Forest was recently taken over by Raymond Blanc's Heartwood Collection as part of a multi-million pound refurbishment. The area is also now home to Gina's, a newly opened chophouse from acclaimed pastry chef Ravneet Gill and her husband, already tipped by British Vogue as having the potential to become "London's new foodie hotspot." It's 0.8 miles away.

WHAT ELSE?

- Drivers can be on the M25 or North Circular in around 10 minutes.
- Not only do you have the option of getting the Overground all the way to Liverpool Street directly from Chingford station, you can also change three stops down the line at Walthamstow to access the speedy Victoria line to the West End. There's a good bus network in the area too.
- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.



A WORD FROM THE EXPERT.....

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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