



Third Floor



Total Area: 83.0 sqm ... 893 sqft (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room
11'8" x 17'10"

Balcony
11'3" x 5'3"

Kitchen
7'10" x 11'1"

Bedroom
11'7" x 11'0"

Bathroom
6'0" x 7'0"

Bedroom
18'5" x 8'11"

Ensuite
6'5" x 7'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(81-91) B			
(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	



WHITEHALL ROAD, CHINGFORD

Offers In Excess Of £675,000 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
- Car Space plus EV Charger
- 10 Year Building Warranty
- 999 Year Lease
- 10 Minute Walk to Chingford Station
- Close to Epping Forest

Perfectly positioned in a quiet yet well-connected spot near Epping Forest, this immaculate two-bedroom, two-bathroom apartment strikes an ideal balance between practical convenience and thoughtful design. Highlights include a bright open-plan living area with a semi-separated kitchen, a private balcony, and ample storage.

Chingford station is just a short stroll away, providing easy access to Central London, while plenty of local amenities are right on your doorstep. It's the perfect combination of city convenience and leafy tranquillity.

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IF YOU LIVED HERE...

Thanks to its elevated third-floor position, this home enjoys a sense of tranquillity and open-sky views. The height also ensures abundant natural light, which floods the spacious reception room. Here, a neutral palette and polished finishes create a contemporary atmosphere. There's plenty of space for both lounging and dining, while the semi-separated kitchen adds extra convenience, featuring sleek units and integrated appliances. When the weather's warm, step out onto the balcony and enjoy a drink with a view over the skyline.

The bedrooms are equally smart. One benefits from a contemporary ensuite, while a second stylish bathroom sits off the spacious hallway.

You'll enjoy being so close to the ancient woodlands 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. You also have the

option of transferring 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.

Drivers can reach the M25 or North Circular in close to ten minutes.

WHAT ELSE?

- Moving in treat meal? Enjoy fantastic food and drink at Royal Forest, now part of Raymond Blanc's Heartwood Collection, only 0.6 miles away.
- Or try the Rusty Bike for excellent Thai. Just upstairs you will find Sushi Monster for fresh Japanese dishes, mere metres away.
- Gina is already one of the area's most talked about destinations. Recently featured in Vogue, this stylish cafe blends chic interiors with a warm atmosphere - it's just 0.8 miles away.



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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