

Total Area: 106.0 sqm... 1141 sqft (excluding balcony)
All measurements are approximate and for display purposes only

Kitchen/ Dining/ Reception Room
25'5" x 23'9"

Balcony

Bedroom
10'9" x 20'2"

Ensuite
5'10" x 7'8"

Bedroom
13'3" x 11'9"

Ensuite
6'1" x 11'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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 £700,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Spacious Second Floor Apartment
- Two En Suite Double Bedrooms
- Private Balcony
- Communal Garden
- Car Space plus EV Charger
- 10 Year Building Warranty
- 999 Year Lease
- 10 Minute Walk to Chingford Station
- Close to Epping Forest

This bright and spacious two double bedroom apartment offers stylish contemporary living in a peaceful spot near Epping Forest, yet just 0.7 miles from Chingford station and its surrounding amenities.

Set on the second floor of a sleekly designed modern development, both bedrooms feature ensuite bathrooms, complemented by an additional WC. Other highlights include a private balcony, well-kept communal gardens and a parking space with EV charger.

REQUEST A VIEWING
0203 325 7227

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

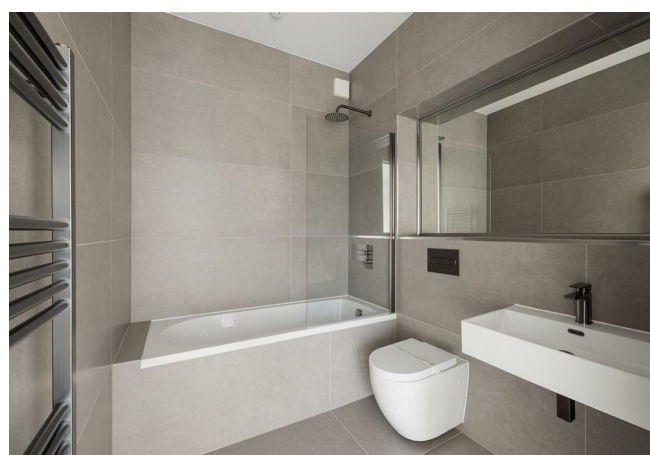
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

You'll love the generous proportions of your purpose-built home, and you'll really appreciate how it's been designed with modern living in mind.

The open-plan kitchen/living room is spotless, with sleek flooring sweeping its length and natural light throughout. There's plenty of space for working, eating, relaxing and socialising, and during the warmer months your balcony becomes a fantastic extension of your living space. The kitchen fittings are sleek and modern, with the breakfast bar providing a natural way of dividing the space without impacting the light.

Both bedrooms are smartly decorated and benefit from ensuite bathrooms, while a stylishly designed WC sits off the hallway, along with built-in storage.

As well as being close to the nature of Epping Forest, you're within easy reach of the city; Chingford station is a short walk

away, where you can get to Liverpool Street on the Weaver Overground in around 25 minutes.

Chingford's food and drink scene is going from strength to strength. The Royal Forest recently reopened under Raymond Blanc after a multi-million pound refurbishment, while nearby Gina's, a new eatery from acclaimed chef Ravneet Gill, is already being hailed by British Vogue as a potential "London foodie hotspot." It's just 0.8 miles away.

WHAT ELSE?

- 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.

- Drivers can be on the M25 or North Circular in around 10 minutes.

- Parents will be pleased to know that there are plenty of great primary and secondary schools in the area.



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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