

Hall

Kitchen/ Lounge/ Diner  
27'5" x 13'10"

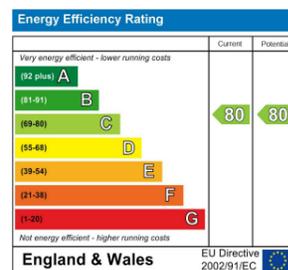
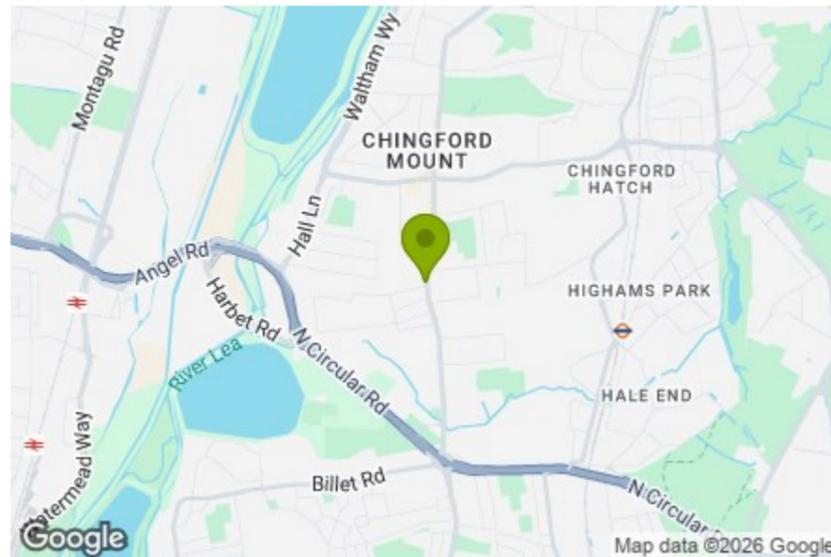
Balcony  
11'9" x 5'4"

Bedroom  
13'6" x 12'0"

Bathroom  
8'9" x 7'5"

Total Area (Excluding Balcony): 64.7 m<sup>2</sup> ... 696 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## CHINGFORD MOUNT ROAD, CHINGFORD

Offers In Excess Of £335,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- Purpose Built Apartment
- Private Balcony
- Communal Roof Terrace
- Close to Local Amenities
- Short Walk to Larkwood Park
- Approx 696 Square Foot

Just moments from the shops and amenities of Chingford Mount, this spacious purpose built one bedroom apartment on the first floor of a low rise modern development has a fabulous communal roof terrace and a private balcony.

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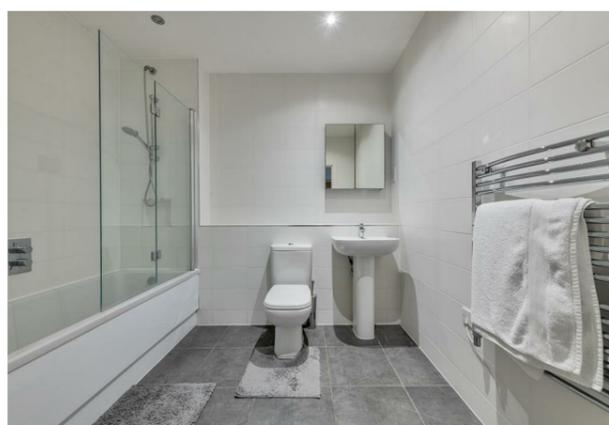
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IF YOU LIVED HERE.....

You'd appreciate having a very generous amount of space for a one bedroom apartment; at almost 700 square feet it's bigger than many two bedroom flats.

The main living space is a truly vast 27'5" by 13'10" and is flooded with daylight from large windows on two sides and a glazed door to the balcony. The room is zoned into kitchen, dining and lounge areas, with plenty of space for each. The kitchen has extensive two-tone wall and floor cabinets with integrated appliances; the taupe/woodgrain finish of the cabinets blends comfortably with the white walls, downlighters and wood laminate floor to give the room a coherent and calm ambience. The balcony is decked and covered, with frosted glass screens that provide a private space for relaxing or entertaining outdoors.

The double bedroom is carpeted, and has a large fitted wardrobe and pleasant leafy views. The adjacent hotel-style bathroom is fully tiled with large white tiles on the walls and complementary grey floor tiles. There's a bath with an overhead shower and glass screen, a freestanding washbasin and WC, a mirrored cabinet and a heated towel rail. Chrome fittings complete the monochrome look.

The central hall is spacious, and has a large walk-in storage cupboard. Overall the apartment is in excellent condition, with neutral décor and double glazing. In addition

to the private balcony, there's also a fantastic outdoor space. The development has a huge paved communal roof terrace that gets all-day sun and has panoramic views over the surrounding area.

WHAT ELSE....

- You're surrounded by local independent shops and the neighbourhood centre of Chingford Mount is just a couple of minutes' walk. Here you'll find a wide selection of independent shops and regular bus services to Chingford and central Walthamstow.

- It's six minutes to Highams Park station by bicycle or car and from here there are regular direct Overground trains into Liverpool Street with an average journey time of just 25 minutes. If you're driving the M11 is close by, Stratford Westfield is a 20 minute drive, and it's about half an hour to London City Airport and Stansted Airport.

- The impressive Chingford Memorial Park (aka Larkwood Park) a mere five minute walk away, is a large open green space with several play areas, tennis courts, a bowling green and pavilion and an ornamental pond. For wild walks and cycle trails, you can head to Epping Forest, just three miles away.



A WORD FROM THE OWNERS.....

"What we love most about living here is the sense of balance. It feels peaceful and residential, yet everything you need is close by. There's a real sense of community without it feeling intrusive — people are friendly and look out for one another, but you still have your privacy.

We were originally drawn to the area because of how safe and well-kept it felt. It has a welcoming atmosphere, a good mix of families and professionals, and a nice energy overall. Over time, we've come to really appreciate how convenient it is for transport, local shops, and green spaces, while still feeling like a retreat from the busier parts of town."

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