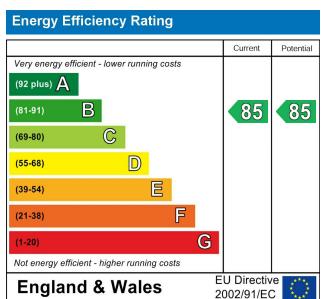


Total Area (Excluding Balcony): 80.1 m² ... 863 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.



RUSSETS CLOSE, CHINGFORD Offers In Excess Of £425,000 Share of Freehold 2 Bed Maisonette Features:

- Two Bedroom Maisonette
- Split Level
- Easy Access to Highams Park and Chingford
- Approx. 863 Square Foot
- Private Balcony
- Two Bathrooms
- Short Walk to Epping Forest
- Share of Freehold
- Recently Refurbished
- Own Front Door

Perfectly positioned close to Epping Forest, this recently refurbished two-bedroom maisonette enjoys easy access to Highams Park, Chingford, and Walthamstow, resulting in a great balance between connectivity and calm.

Set across two spacious floors with its own private entrance, the home offers 863 square feet of living space, with a separate kitchen/diner and reception room, two bathrooms, and a peaceful balcony with leafy views. It's all ready to be enjoyed from the moment you move in.



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IF YOU LIVED HERE...

Thanks to its elevated first floor position, you'll love the tranquility that comes with open sky views. As well as being energy-efficient, the height ensures plenty of natural light, something you'll really appreciate in the spacious reception room. Here, a well-considered palette, charming exposed brickwork, and polished finishes create a warm, contemporary feel. There's ample room for both lounging and dining, while the separate kitchen/diner offers extra convenience, beautifully designed with sleek units, integrated appliances, and space for a dining table. When the weather's warm, step out to the lovely balcony and enjoy meals al fresco surrounded by leafy views.

Also on this floor, you'll find the first of two bedrooms, a smart and stylish double with in-built storage. The adjacent bathroom is beautifully finished with spotless tiling and pristine fittings such as the vanity top basin.

Upstairs, the converted loft hosts a stylish second bedroom complete with in-built storage and its own en-suite featuring a roll-top tub.

You're just a mile from Highams Park station, where the Weaver Overground connects to Liverpool Street in around 25 minutes. The area is celebrated for its thriving food scene; don't miss Vino Tap, The Stag & Lantern Micropub, and Yaz, as well as its abundance of green spaces, including Epping Forest and Highams Park itself with its flower meadow, lake, and playground. Walthamstow is also close by, offering even more top-class amenities and access to the Victoria Line.

WHAT ELSE?

- Parents will be pleased to know you have an abundance of highly regarded schools in the area
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- Your new local is the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. It's just four minutes on foot too.



A WORD FROM THE EXPERT....

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour. Being able to alternate between Chingford Mount and North Chingford for a pub, restaurant, café or a takeaway means I'm spoilt for choice. I particularly enjoy meeting friends, family and colleagues in The Rusty Bike to grab some Thai food, choose from a large selection of beers or catch a game of football. Weekends are reserved for the Kings Head. The beer garden is perfect for basking in the sun during the summer. In the colder months you can warm up inside with a great roast dinner. Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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Reception
14'1" x 13'7"

Kitchen/ Diner
17'0" x 10'0"

Balcony
6'6" x 2'5"

Bedroom
7'6" x 8'1"

Bathroom
5'10" x 10'0"

Bedroom
10'1" x 16'1"

Ensuite
5'4" x 10'8"



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