

Reception
15'4" x 13'1"

Kitchen
11'6" x 6'0"

Balcony
11'0" x 4'8"

Bedroom
10'0" x 13'8"

Ensuite
7'4" x 4'9"

Bedroom
13'8" x 9'8"

Bathroom
8'1" x 5'5"

Total Area (Excluding Balcony): 68.4 m² ... 736 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.



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		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SHINGLY PLACE, CHINGFORD

Asking Price £400,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Second Floor
- Private Secure Parking Spot
- Open Plan Living Space
- Short Walk to Chingford Station
- Close to Epping Forest
- Private Balcony
- Approx. 736 Square Foot

A bright and beautifully arranged two-bedroom apartment, set on the second floor and offering around 736 square feet of easy, modern living. With a private balcony, secure parking space, Chingford Station just a short walk away and Epping Forest close by, this is a wonderfully well-placed home with greenery, good food and city links all within easy reach.

REQUEST A VIEWING
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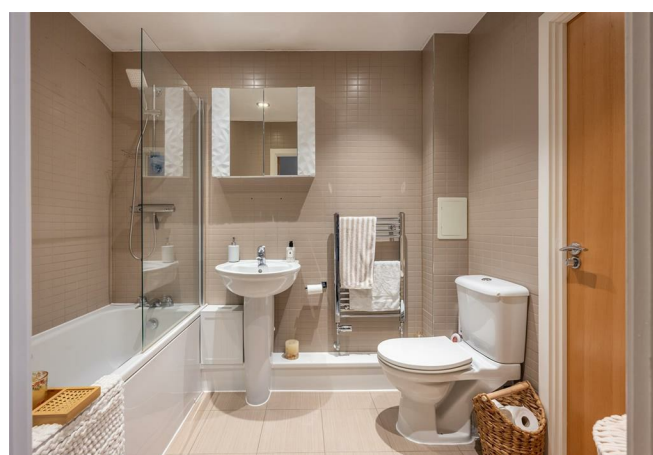
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IF YOU LIVED HERE...

Step inside and the apartment opens up with a calm, contemporary feel. The hallway leads through to a generous open plan living space, where pale flooring, fresh white walls and soft grey accents create a bright, polished backdrop for everyday life. Glazed doors draw in plenty of natural light and open onto your private balcony, giving you an easy spot for morning coffee, evening air or a little greenery of your own.

The kitchen sits neatly within the living area, with crisp white cabinetry, dark worktops and integrated appliances giving the space a clean, streamlined finish. There's room to cook, eat, unwind and host, all without the layout feeling crowded.

Both bedrooms are well sized, with the principal bedroom enjoying its own ensuite shower room. The second bedroom is currently arranged as a workspace, showing just how flexible the layout can be. A separate bathroom, hallway storage and a private secure parking space bring the practical details together nicely.

WHAT ELSE?

- Chingford Station is a short walk away, with Weaver line services into Liverpool Street.
- Drivers can be on the M25 or North Circular in around 10 minutes.
- Station Road has plenty to enjoy, from Rusty Bike for excellent Thai and Sushi Monster for Japanese dishes to Gina for brunch and beautifully styled interiors



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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