



Kitchen/ Dining Room  
15'7" x 13'1"

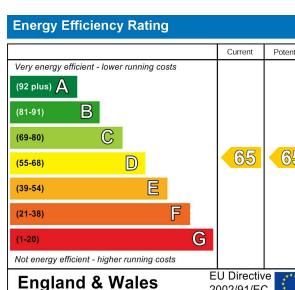
Reception Room  
17'1" x 14'3"

Bedroom  
11'4" x 8'3"

Bathroom  
8'2" x 8'1"

WC

Bedroom  
17'10" x 8'6"



**SIMMONS LANE, CHINGFORD**  
Offers In Excess Of £550,000 Leasehold  
2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Split Level
- Approx. 961 Square Foot
- Moments from Epping Forest
- Underfloor Heating Throughout Most of The Property
- Allocated Parking Spot directly Outside The Entrance
- Secure Gated Development with Large Communal Gardens
- Easy Access to Chingford and Highams Park
- Private Garden
- Private Front Entrance

This bright and immaculately finished split-level two-bedroom apartment is set over the ground and lower ground floors of a secure gated development, covering a generous 961 sq ft. With its own private entrance and an allocated parking space, it combines a modern interior with a period feel, with ease of living within a Grade 2 listed building. Whilst you'll love the large and beautifully kept expanse of communal grounds, you're also only moments from the open spaces of Epping Forest for when you crave nature. With both Chingford and Highams Park within easy reach, offering excellent transport links and local amenities, it's a rare blend of space, greenery, and convenience.

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#### IF YOU LIVED HERE...

Set within a secure development, this two-bedroom apartment makes clever use of both space and light without compromise. Step inside and the first thing you'll notice is a practical storage cupboard, perfect for coats, shoes, or the bulkier bits of daily life, alongside a convenient WC.

Turn left to find the first double bedroom - light and airy, with the unexpected character of an exposed brick barrel-vaulted ceiling and a window looking out onto greenery beyond. Warm wooden floorboards and neat shelving above the door add both comfort and function. A second double follows the same aesthetic, with the shared bathroom accessible between the two rooms.

The bathroom itself is sleek and contemporary, clad in full-height smoky tiles that set off the crisp white suite. A glazed bath/shower combination comes with an overhead rain shower, while floating wenge-fronted cabinetry holds a Jack-and-Jill sink setup. Twin mirrored cabinets above provide ample storage, ensuring mornings run smoothly without the fight for space, and there's even a TV.

The reception room offers a calm and versatile setting - perfect for hosting friends (the surround-sound speakers are a definite draw) or for enjoying peace and tranquillity. Pale green walls and wooden floors keep it fresh, while twin sash windows

bring in plenty of natural light. From here, stairs lead down to the lower ground floor, entirely dedicated to the kitchen.

Far from dark or hidden away, this space feels unexpectedly bright and refined. A lightwell window bounces daylight off white marble tiled flooring, while an L-shaped run of white cabinetry maximises storage and prep space. There's more than enough room to cook, entertain, and make this a genuine hub of the home.

Outside, you'll find a private courtyard garden flanked by a screen of laurel hedge for year-round greenery and smart iron railings and there's even a communal courtyard to socialise with your neighbours.

This home is well placed for both convenience and green space. Chingford High Street is close by with its shops, cafés, and amenities, while the popular Kings Head and Royal Forest pubs offer great food and views over Epping Forest. With the forest itself just moments away for walks and fresh air, and Highams Park easily reached by bus for more cafés and independents, you've got the best of both town and nature on your doorstep.

#### WHAT ELSE?

By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.



#### 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.

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.

Travelling between appointments is a joy. The sense of community is strong and friendly, and you're often wished good morning or afternoon as you walk by. The diversity of the locals is what makes Chingford great — there are loads of international takeaway restaurants and supermarkets, where I'm constantly discovering new tastes and flavours.

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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