



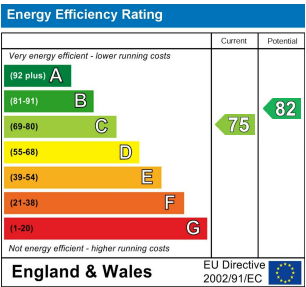
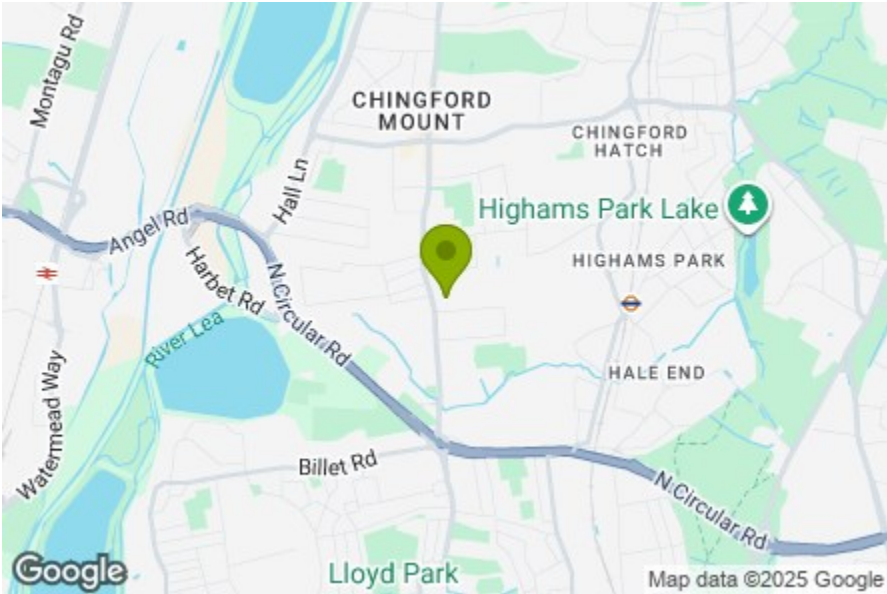
Kitchen/ Lounge/ Diner  
23'2" x 11'7"

Bedroom  
13'0" x 9'10"

Bathroom

Total Area: 45.5 m<sup>2</sup> ... 490 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.



## LOCKWOOD PLACE, CHINGFORD

Offers In Excess Of £250,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Easy Access to Walthamstow and Highams Park
- Located on the Ground Floor
- Approx. 490 Square Foot
- Allocated Parking Space
- 169 Year Lease

This bright and well-presented one-bedroom flat makes a great home for anyone looking for a bit of peace and practicality. Set on the ground floor of a well-kept modern development, it offers around 490 sq ft of smartly arranged space that's easy to settle into. The location strikes a nice balance too —you're close to handy local shops, cafés, and everything you need day to day, but also just a short walk from the open greenery of Epping Forest. Whether it's a morning run or a weekend wander, having that much outdoor space nearby is a real bonus. Back at home, you've got your own allocated

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### IF YOU LIVED HERE.....

Highams Park has quietly built a reputation as one of East London's most liveable neighbourhoods—and it's easy to see why. With Epping Forest just up the road, excellent transport connections into the city, and all your daily essentials within walking distance, it strikes a great balance between city life and green space. It's even been featured in The Times as one of the best places to live.

This one-bedroom apartment sits within a well-kept modern development and makes the most of its space and natural light. Inside, you'll find a smart hallway cupboard for coats, shoes or the bits of life that need tucking away.

The open-plan living space is flexible and easy-going—just as good for a quiet night on the sofa as it is for cooking and catching up with friends. Pale grey engineered wood flooring runs throughout, and crisp white walls keep things feeling calm and bright. The kitchen is neatly tucked into its own recess, fitted with clean-lined white cabinetry, a classic tiled splashback, integrated appliances and a sleek black worktop.

The double bedroom is a comfortable, good-sized room with warm pine-style flooring underfoot, and the bathroom keeps things simple and well-designed, with a full-size bath, overhead shower and clean white finishes throughout.

This is a home that's easy to settle into, in a neighbourhood that locals genuinely enjoy living in. Whether you're just starting out or looking to downsize into something manageable, it's a lovely spot to call your own.

### WHAT ELSE?

Epping Forest, London's biggest green space covering 5900 acres is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature. The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses. Pop over to YAZ or Breeze for delectable Mediterranean delights. Or enjoy evening drinks at trendy micro-pub, The Stag and Lantern or equidistant family-run bar, Vino Tap. By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes. Highams Park Station makes commuting stress-free. Walthamstow Central underground is 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



### A WORD FROM THE EXPERT....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

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