

FOREST VIEW,  
NORTH CHINGFORD

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Two bedroom 1st floor apartment | Principal bedroom with en suite | Generous lounge / dining room | Fitted kitchen / breakfast room | South facing balcony | Lift service | No onward chain | Delightful communal gardens | Secure allocated parking | EPC rating C78 / Council Tax Band E

**Guide Price**  
**£475,000**

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Forming part of this superb modern apartment block which faces onto Chingford Golf Course and the forest beyond, is this delightful two bedroom first floor apartment. Features include a principal bedroom with en suite, lounge / dining room with balcony, separate fitted kitchen, gated parking, lift service and offered to the market with no onward chain.

### **Location**

Forest View is a prestigious road in North Chingford which runs alongside the golf course with Epping Forest beyond. Station Road is just a short walk away with its excellent choice of independent shops, cafes and restaurants, and Chingford Station is equally convenient with its direct access to the City and West End, so perfect for commuters. The area is well served by highly regarded state and independent schools, and being surrounded by Epping Forest, you will never be short of leisure pursuits.

### **Interior**

This first floor apartment commences with a welcoming entrance hall with doors to all rooms. The lounge / dining room, to rear of the building, is a great size and opens to a southerly facing balcony which overlooks the well maintained communal gardens, and a further window to the side ensures the room is naturally bright and airy. The separate kitchen is fully fitted with an extensive range of units with ample space for integrated appliances and storage options. The two bedrooms are both double rooms, the principal bedroom having its own en suite shower room and fitted wardrobes, whilst the smaller bedroom has been fitted out as a dressing room. There is also a main bathroom which is fully tiled with a three piece suite.

### **Exterior**

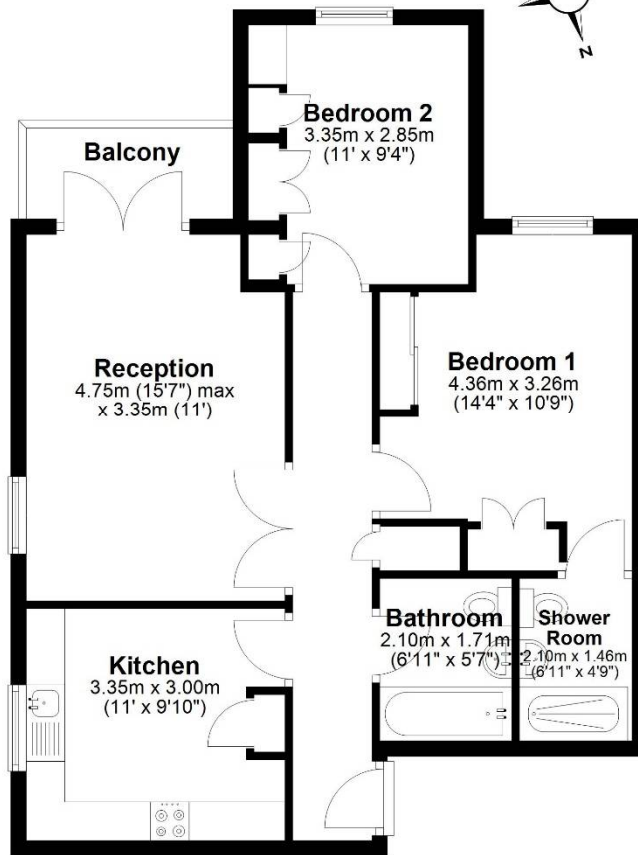
Walsingham House is a secure gated development of apartments with allocated parking plus visitor spaces to the rear of the building. There are also beautifully maintained communal gardens which can be enjoyed by residents.

### **Agent's note**

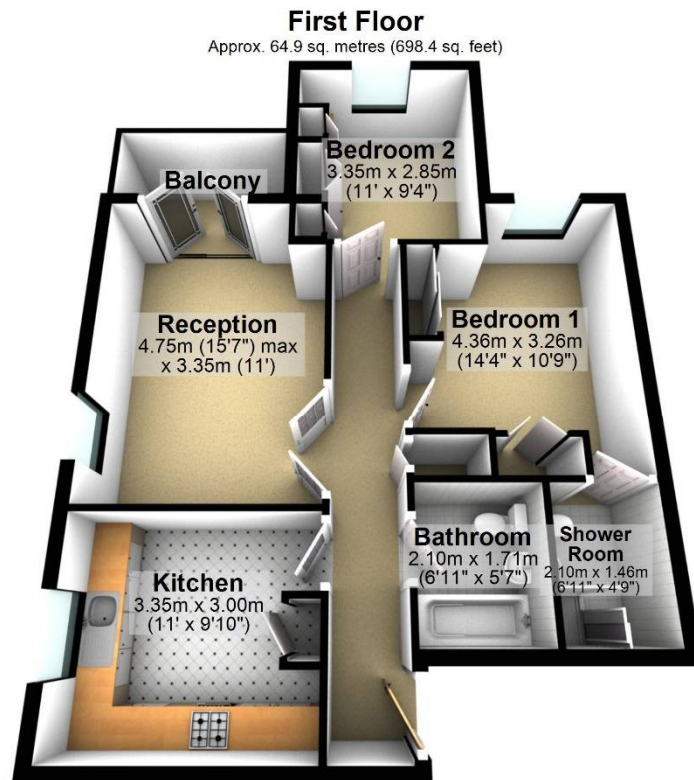
The apartment is sold with a Share of the Freehold. The present annual service charge has recently been increased to £2,000 per annum and includes building's insurance, water bills, block maintenance, lift maintenance, window cleaning, gardening etc.

### First Floor

Approx. 64.9 sq. metres (698.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.4 sq. feet)



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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 1st November, 2024