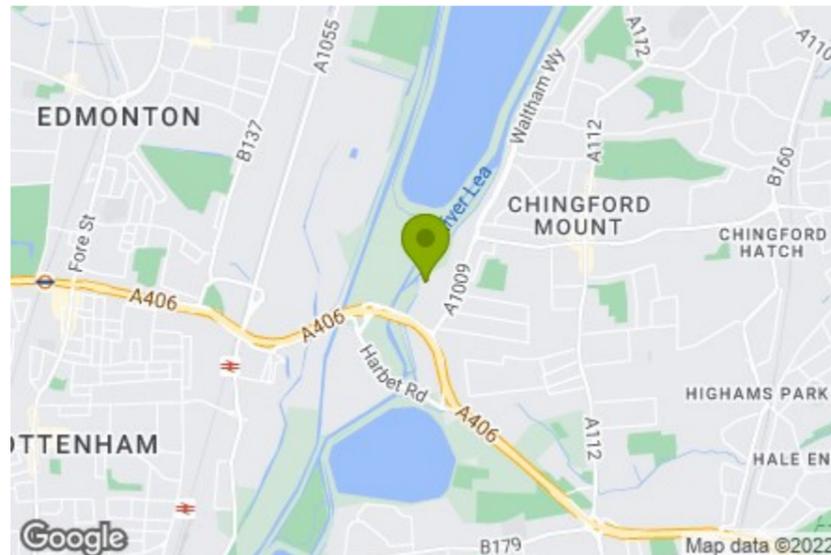




Total Area: 34.5 m<sup>2</sup> ... 372 ft<sup>2</sup>

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.

- Hall
- Storage
- Bathroom  
6'8" x 5'8"
- Kitchen  
7'5" x 8'2"
- Lounge/ Dining Room  
13'1" x 9'1"
- Bedroom  
7'8" x 7'10"
- Storage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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	



## MANDEVILLE COURT, CHINGFORD

£220,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Approx 372 Square Foot
- Easy Access to North Circular
- Moments from the Lea Valley
- Communal Gardens
- Private Parking Spot

A characterfully stylish one bedroom apartment on the first floor of a modest, charming contemporary development set among peaceful communal grounds and greens. It's all just a short fifteen minute stroll from Chingford Mount.

The development features off street parking, and drivers can be on the arterial North Circular in less than five minutes, or the heart of nearby bustling Walthamstow in ten.

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### IF YOU LIVED HERE...

You'll be enjoying peaceful green apartment living, with the central London connections of Highams Park and Walthamstow nonetheless just a quick drive or brief bus ride away. Inside, you'll step through your hall (handy extra storage here) into the 120 square foot lounge, dual aspect with treetop views and smoky grey engineered flooring.

Next door your bedroom's a solid double, with a built in wardrobe and more green views, all finished in tranquil white. Head into your kitchen for stone effect slate flooring, soft grey cabinets and grey worktops. Finally your bathroom continues the slate theme underfoot, with classic fittings and a shower over the tub.

Outside, and the grassy green banks of the River Lea are just across the road. Take a riverside stroll or morning jog and you soon come to the broad waters of

the William Girling Reservoir, a tranquil expanse that'll make you forget you're in London. A short stroll in the other direction you have the plentiful shops and amenities of Chingford Mount.

### WHAT ELSE?

- A seven minute walk gets you to the A406's confluence of bus stops, with multiple routes taking you to the heart of Walthamstow in just thirty minutes for the Empire Cinema, Europe's longest street market, the delights of Walthamstow Village and Victoria line routes to the West End
- Chase Lane Park is just five minutes away if you prefer your nature more manicured.
- For your new local, you're lucky enough to have the traditional Old Hall Tavern just five minutes away on foot, with a fine range of drinks and delicious menu.



### A WORD FROM THE OWNER ...

I've been very blessed to have lived in such a peaceful corner of Mandeville Court. In all the years here I have lived here I have never had any noise issues with neighbours. It's in a lovely corner, overlooking the river, we get swans, ducks and once had a pelican and a falcon.

As estates go, it's a good one. The management company has totally revamped itself and now everything and beyond is being done to repair and renew the whole place, the difference is fantastic and so welcomed. I love the fact I can walk to the Mount and all its shops or take the 444 bus at the bottom of the road and connect to other routes, Epping, Loughton or North Chingford over head station for the City. Equally a 10 minute walk towards the A406 gets you the 34 bus to Walthamstow shopping area and underground tube.

Its a lovely little flat with tons of light and my parking spot is on its own directly opposite. I never got the chance financially to make it the best it can be but I hope if you choose to you can take it to the next level."

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