



## PROPERTY SUMMARY

Nestled in the charming area of North Chingford, this delightful new build apartment on Larkshall Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this residence is ideal for small families, couples, or individuals seeking a peaceful retreat. The apartment features a spacious open plan reception room with a contemporary fitted kitchen and integrated appliances, providing an inviting space for relaxation or entertaining guests.

The well-appointed bathroom ensures that your daily routines are both comfortable and efficient. The property is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. Further benefits include a spacious balcony and under floor heating throughout.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, cafes, and parks, making it an excellent choice for those who appreciate a vibrant community. North Chingford is well-connected by public transport, allowing for convenient travel to central London and beyond.

This apartment presents a wonderful opportunity for anyone looking to settle in a tranquil yet accessible part of the city. This charming home on Larkshall Road is not to be missed. Embrace the chance to make this lovely apartment your home and enjoy all that North Chingford has to offer.

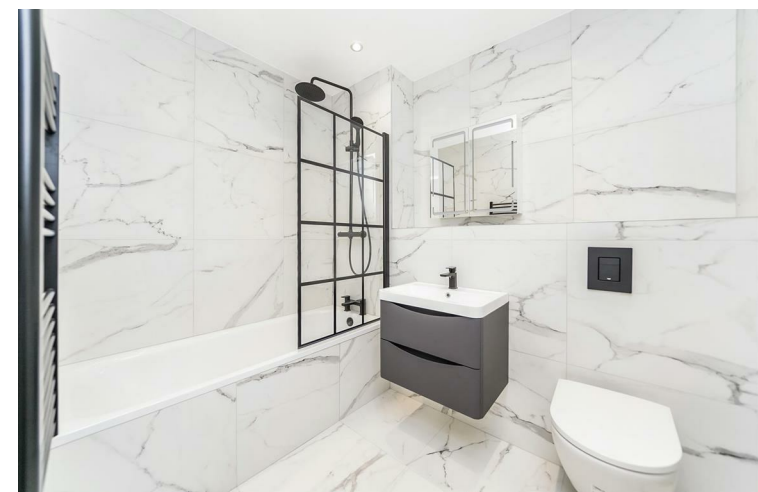
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Carpet Vinyls Karndean  
Wood Laminates

Lambourn

LARKSHA



## LOCAL AUTHORITY

Waltham Forest

## TENURE

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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