

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC



## Second Floor

Approx. 62.4 sq. metres (671.9 sq. feet)



Total area: approx. 62.4 sq. metres (671.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

## Peel Close



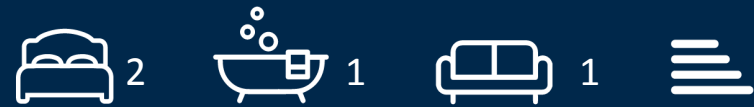
## 18 Peel Close, Chingford, London, E4 6XU

Offers Over £350,000

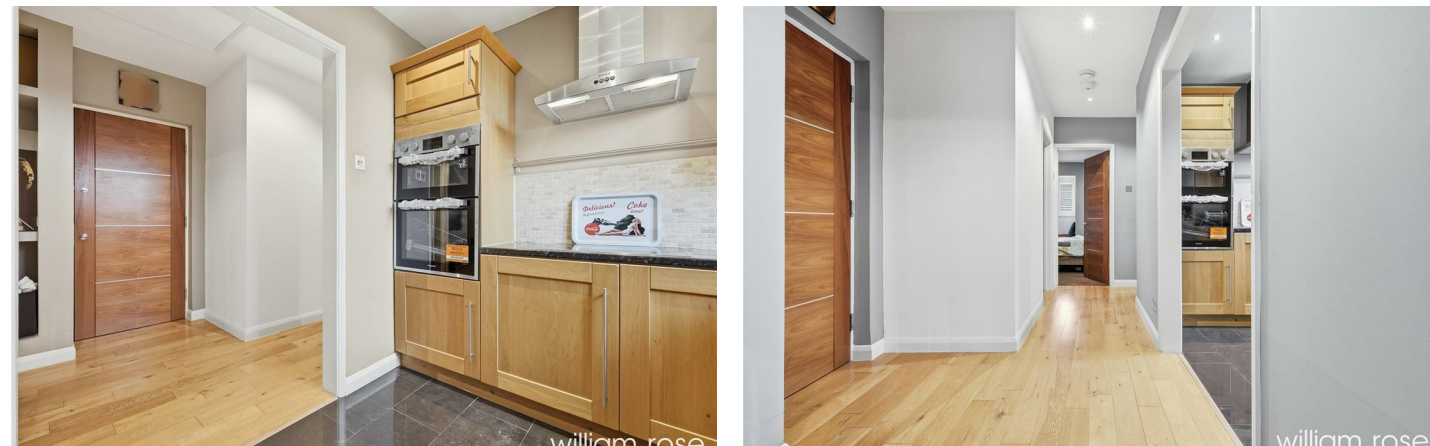
- Two Bedroom Second Floor Flat
- Underfloor Heating Throughout
- Recently Installed Double Glazing
- Leasehold with 112 Years Remaining
- Excellent Condition
- Spacious Living Room with Solid Oak Flooring
- Access to Large Loft Space for Additional Storage
- Residents Off-Street Parking
- Fully Integrated Modern Kitchen
- Easy Access to Shops, Restaurants and Transport Links

## 18 Peel Close, London E4 6XU

Situated on Peel Close in the ever-popular area of Chingford, this beautifully presented two-bedroom second floor flat offers stylish, well-appointed accommodation ideal for first-time buyers, investors or small families alike.



Council Tax Band: C



The property features a spacious and bright living room with solid oak flooring and underfloor heating, creating a warm and contemporary living space. The entrance hall also benefits from solid oak flooring and underfloor heating, setting the tone for the quality finish throughout. The modern bathroom is fitted with underfloor heating for added comfort.

The separate kitchen is fully integrated, with appliances included, offering a sleek and practical space for cooking and entertaining. LED lighting has been installed throughout the property, enhancing both efficiency and ambience. Solid walnut internal doors add a further touch of quality and consistency across the home.

There are two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe providing excellent storage. In addition, there is access to a large loft space, offering valuable additional storage rarely found in flats of this type.

The property also benefits from recently installed double glazing and off-street parking, adding further practicality and appeal.

Peel Close is conveniently positioned within easy reach of Chingford Mount and Station Road, where you'll find a variety of independent shops, supermarkets, cafés and restaurants, as well as everyday amenities. For commuters, Chingford Overground Station provides direct services into London Liverpool Street, making it an attractive option for those travelling into Central London.

This is a fantastic opportunity to secure a high-specification home in a well-connected and sought-after part of Chingford, combining convenience, quality and access to open green space. Whether you are looking to step onto the property ladder, expand your investment portfolio, or settle close to good schools and amenities, this flat ticks all the right boxes.