

## Directions

## Viewings

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

## EPC Rating

D

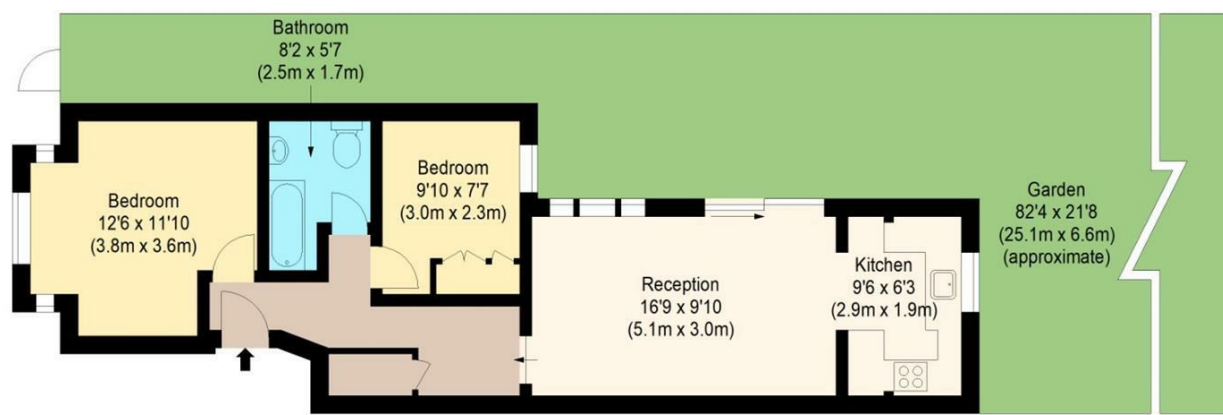
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 68                      | 76        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



151a Chingford Mount Road, Chingford, London, E4 8LT

£400,000

- Ground floor conversion
- Driveway for two cars
- Potential to extend (STPP)
- Close to shops and restaurants
- Double bedrooms
- Large private garden with side access
- Modern décor
- Opportunity to build a garden room
- Near transport links to Walthamstow and North Chingford
- Lease to be extended prior completion



Ground Floor

william rose  
Chingford Mount Road, E4

Approximate Gross Internal Floor Area : 53.67 sq m / 577 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 26/11/2025



# 151a Chingford Mount Road, London E4 8LT

Two-bedroom ground floor period conversion, ideally positioned on Chingford Mount Road, offering generous living space, a large private garden, and a driveway for two cars.

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Council Tax Band: C



Beautifully presented property occupies the entire ground floor of an attractive period building, blending classic character with modern comfort. The spacious reception room features high ceilings and large windows that draw in plenty of natural light, creating a warm and welcoming atmosphere. The kitchen is well-appointed, it has modern appliances and direct access to the private rear garden. Both bedrooms are well-proportioned. The contemporary bathroom has been tastefully updated, complementing the overall style of the home.

One of the standout features of this property is the private, fully enclosed rear garden, perfect for outdoor dining, entertaining or simply unwinding. There is also a side access, ideal for bikes, gardening equipment or pets, as well as a private driveway with parking for two cars. There is a potential to extend the kitchen (STPP) and the garden offers plenty of space to build a garden room.

Situated on Chingford Mount Road, the property is moments from local shops, cafes, transport links and green spaces, making it an excellent choice for first-time buyers, downsizers or investors seeking a well-located and characterful home.

A must-see property offering space, convenience and period charm in equal measure.