



## 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	



Total area: approx. 62.8 sq. metres (675.9 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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**Oakwood Court**



## Flat 1, Oakwood Court Gordon Road, Chingford, London, E4 6BX

Guide Price £400,000

- Guide Price: £400,000 - £425,000
- Share of freehold
- Separate kitchen / dining room
- Family bathroom and useful internal storage
- Within easy reach of Chingford Station
- Ground floor two bedroom apartment with garage
- Spacious and bright living room with access to private balcony
- Two well proportioned double bedrooms
- Offered chain free
- Close to the open green spaces of Epping Forest

# Oakwood Court Gordon Road, London E4 6BX

Tucked away on a quiet residential road in sought-after North Chingford, this bright two bedroom ground floor apartment is set within the well-maintained Oakwood Court and offered chain free with a share of freehold. The property features a spacious living room with private balcony, separate kitchen/dining room and two double bedrooms. Ideally located close to Station Road's shops and cafés, Epping Forest and Chingford Station with direct services to Liverpool Street.



Council Tax Band: D



Guide Price: £400,000 - £425,000

Tucked away on a quiet residential turning in sought-after North Chingford, this well-proportioned two bedroom ground floor apartment offers bright, practical living space with the rare benefit of share of freehold and is offered chain free, making it an excellent opportunity for both home movers and investors alike.

Positioned within the well-maintained Oakwood Court and offers a thoughtfully arranged layout designed for comfortable everyday living.

Step inside and you'll find a spacious central hallway connecting each room of the home. The generous living room stretches across the rear of the property and enjoys excellent natural light, with direct access to a private balcony — an ideal spot for morning coffee or a quiet evening unwind.

The separate kitchen/dining room sits to the front of the property and offers ample workspace and room for a dining table, making it a practical and sociable space for cooking and entertaining.

Both bedrooms are well sized doubles, with the principal bedroom offering particularly impressive proportions and plenty of room for wardrobes and additional furniture. The second bedroom works perfectly as a guest room, home office or nursery. A family bathroom and additional hallway storage cupboard complete the internal accommodation.

With its ground floor position, balanced layout and excellent natural light, the flat has a calm and comfortable feel throughout.

The property is sold with a share of freehold, providing greater long-term control over the building and typically lower service costs. It is also available chain free, allowing for a straightforward purchase.

Gordon Road sits in the heart of North Chingford, one of East London's most desirable village-style neighbourhoods. Known for its leafy streets, strong community feel and proximity to green space, the area offers a perfect blend of city access and countryside living.

Just a short stroll away is Station Road, the lively high street where you'll find independent cafés, bakeries, restaurants and local shops alongside well-known favourites. The area has a welcoming, small-town feel with regular community events and a thriving local scene.

Nature lovers are particularly well served here. The vast green expanse of Epping Forest is only moments away, offering miles of walking trails, cycling routes, lakes and open grassland — perfect for weekend escapes, runs or relaxed family walks.

Commuting into the city is simple. Chingford Station is within easy reach and provides direct London Overground services to London Liverpool Street Station in around 25–30 minutes, connecting you quickly to the City, Shoreditch and the wider Underground network.