

Directions

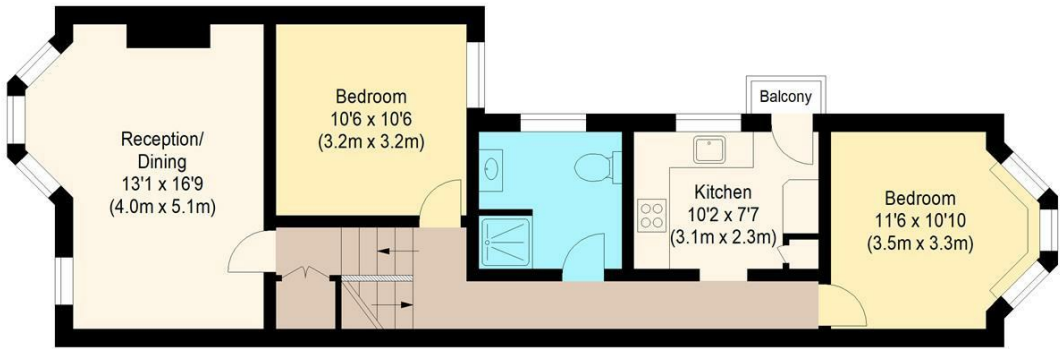
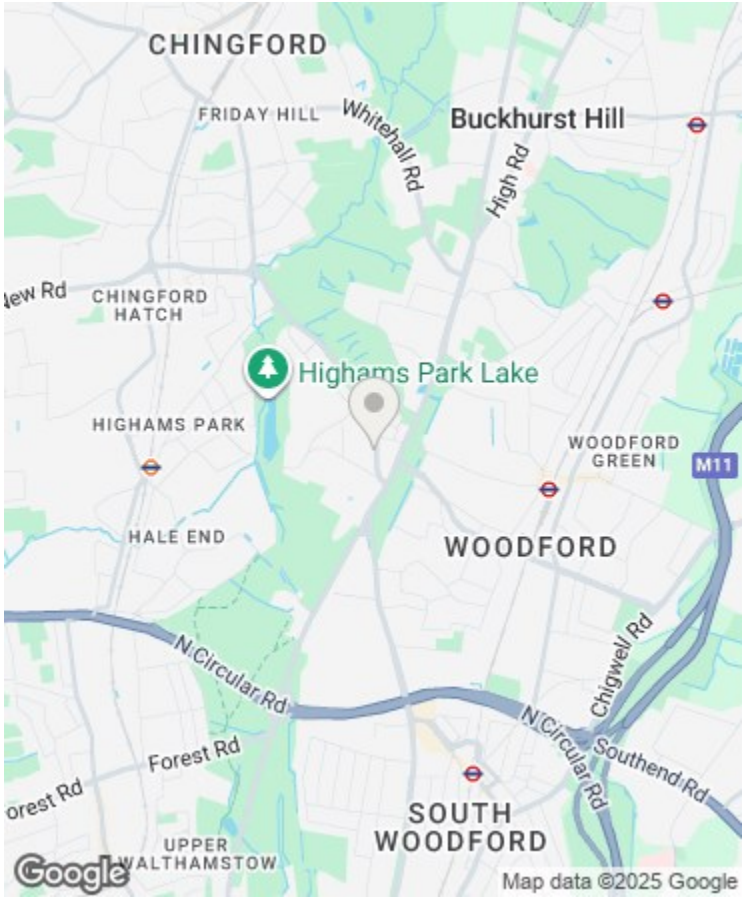
Viewings

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

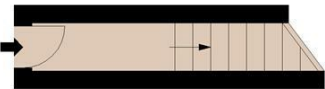
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



First Floor



Ground Floor Entrance

william rose
Chingford Lane, IG8

Approximate Gross Internal Floor Area: 69.02 sq m / 743 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: 24/10/2025



51 Chingford Lane, Woodford Green, IG8 9QT

£1,750 Per Calendar Month

- Two double bedrooms with high ceilings
- Generous lounge/dining room
- Large modern shower room
- Gas central heating and double glazing
- Close to shops, cafés, and green spaces
- Spacious first-floor Ex-Warner maisonette
- Modern fitted kitchen
- Own private entrance
- Excellent transport links
- Approx. 743 sq ft (69 sq m) of living space

51 Chingford Lane, Woodford Green IG8 9QT

Spacious two double bedroom Ex-Warner maisonette ideally located on Chingford Lane, within easy reach of Woodford and Highams Park stations. Featuring a bright lounge/diner, modern fitted kitchen/bathroom and private entrance.



2



1

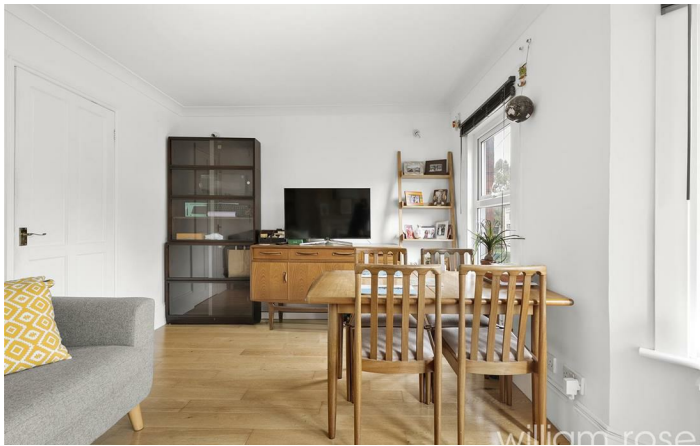


1



D

Council Tax Band: C



Situated on the sought-after Chingford Lane, this excellent first-floor Ex-Warner maisonette offers generous accommodation and period charm, ideally located within walking distance of Highams Park and Woodford stations.

The property features its own private entrance and comprises a spacious lounge/dining room, a fitted kitchen with access to a small balcony, two double bedrooms with high ceilings, and a large, modern shower room. Beautifully balanced proportions, large windows and classic Warner-style design give the home a bright and airy feel throughout. The property is further complemented by gas central heating, double glazing, and attractive neutral décor.

With an internal floor area of approximately 743 sq ft (69 sq m), this maisonette offers an excellent sense of space.

Perfectly positioned between Woodford Green and Highams Park, the property enjoys easy access to a range of local amenities, independent cafés, restaurants, and shops along The Broadway and High Road Woodford Green.

Transport connections are excellent — both Woodford Station (Central Line) and Highams Park Station (Overground) are within walking distance, providing direct services into Liverpool Street, Stratford, and central London. For motorists, the North Circular (A406) and M11 are close by, offering convenient links to the City, M25, and surrounding areas.

The area is also popular for its green spaces, with Epping Forest and Highams Park Lake all nearby, offering beautiful walking routes and leisure options. Local schools enjoy strong reputations, making the location equally appealing to professionals, couples, and families alike.