



6 Pino Way, Kings Head Hill, Chingford  
Chingford

£749,000



## 6 Pino Way, Kings Head Hill

Chingford

Welcome to Pino Way, an exclusive development comprising just seven meticulously crafted townhouses, each an epitome of sophistication and style.

- Private Garden & Allocated Parking
- Underfloor Heating
- Pino Way a Development of Just Seven Townhouses
- 10 Year Advantage Building Warranty
- Four Bedrooms - Two Bathrooms
- Italian Kitchens & Tiling



Enjoy grabbing a coffee or bite to eat, in one of the many local eateries in North Chingford or taking a leisurely stroll in Epping Forest, for the perfect escape from the hustle and bustle of City life. Relax in a beautiful space you can call home within a peaceful development.

The ground floor is defined by large Italian tiled flooring that flows meticulously with the Italian kitchens, adding visual excitement and depth to the room.

Each house enjoys custom-built kitchen cabinetry which embraces a sense of timeless style and functionality, making it an enduring design that fits perfectly for this brand-new building. All kitchens have top-of-the-range integrated appliances that provide all the features necessary to accommodate a contemporary lifestyle.

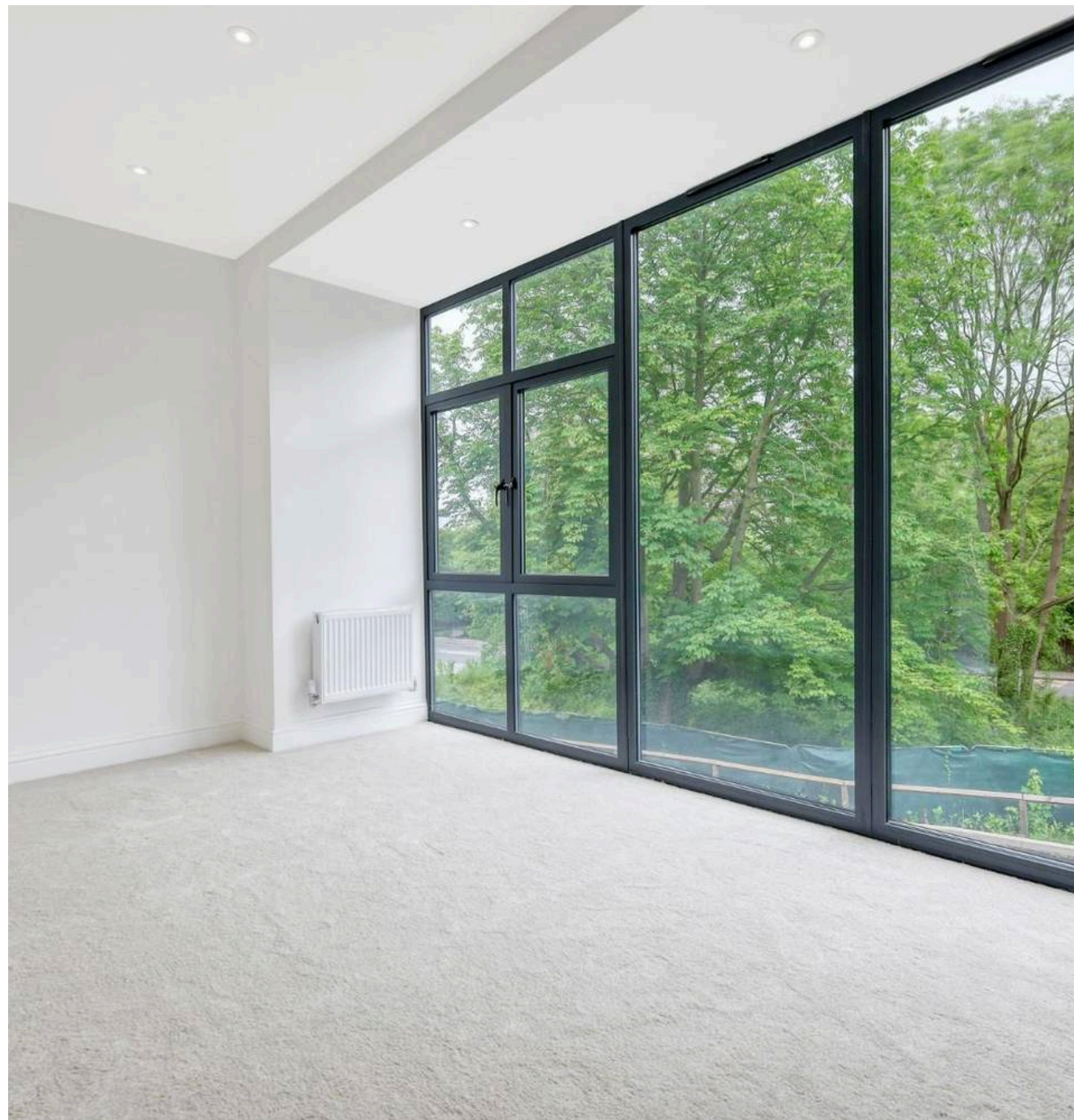
The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format veined marble effect Italian porcelain tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, and shower heads sleek in design. Wall-hung toilets and basins are a running theme as are the spacious walk-in showers with glass enclosures that provide a functional space.

All houses within Pinot Way have their own private outdoor space which is a wonderful feature and extends the living space during the warm summer months. This new development offers a popular urban location whilst being surrounded by wide-open green spaces, yet still providing access to central London within a short train or car journey.

All houses offer bedrooms large enough for a double bed and plenty of space to spare for wardrobes.

The houses benefit from private parking.

Chingford is a thriving town within trendy East London, supported by excellent transport links making Liverpool Street accessible in just 25 minutes. Station Road, the high street of choice in North Chingford, offers an electric mix of independent shops, restaurants, and bars, it really is a great place to live, shop, eat and drink. The development is also located on border of Essex's well renowned 'Golden Triangle' which includes Buckhurst Hill, Loughton and Chigwell which offer further social and recreational amenities, as well Central Line tube stations.



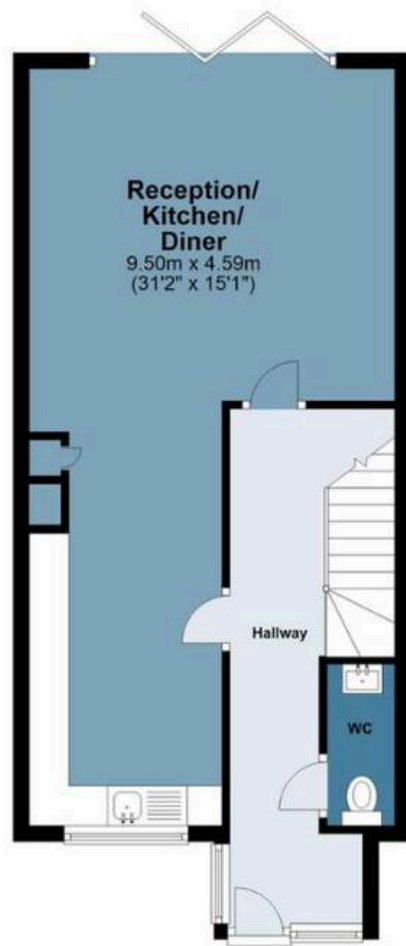




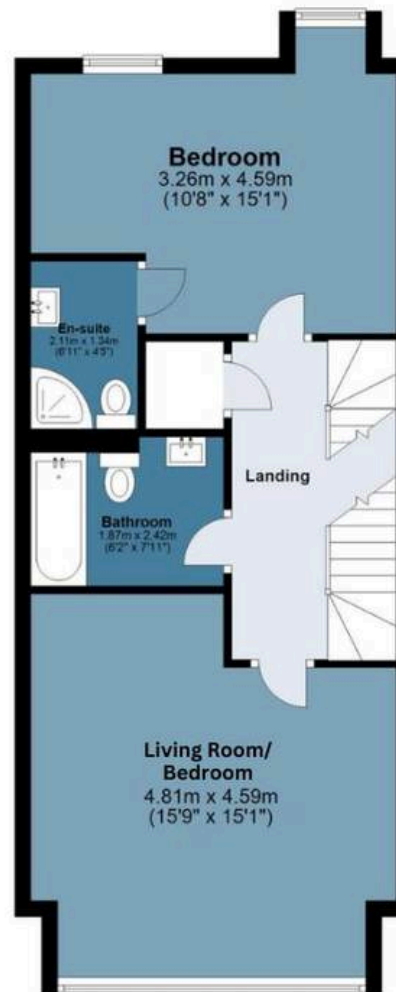
# Plot 6, Pinot Way

Approx. Gross Internal Area 134.8 sq. metres (1451.4 sq. feet)

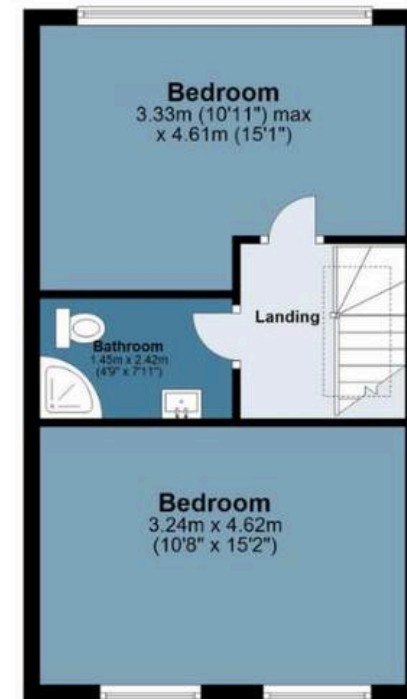
**Ground Floor**  
Approx. 45.7 sq. metres (491.4 sq. feet)



**First Floor**  
Approx. 51.4 sq. metres (552.9 sq. feet)



**Second Floor**  
Approx. 37.8 sq. metres (407.0 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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