



Forest Avenue, London, E4

BUTLER & STAG





**Fast access to London Liverpool Street with Epping forest and Chingford Golf course on your doorstep. A bright and spacious two-bedroom first-floor flat in the heart of Chingford, perfect for first-time buyers or commuters**



## Leasehold - Share of

Perfect For First-Time Buyers

Spacious Two-Bedroom First-Floor Flat

Views of Chingford Plains and Epping Forest

Fantastic Local Amenities

3 Minute Walk to Chingford Overground / 30 Mins door to door Liverpool Street

Second Bedroom Can Be Reverted To Original Size

Introducing Fairmead Court – a well-presented and generously sized two-bedroom first-floor flat in the heart of Chingford's desirable Forest Avenue just less than a 5 minute walk from Chingford Station! This spacious property features a bright and airy 15ft living room, two well-proportioned bedrooms, a separate modern kitchen, and a versatile dining room/study—ideal for home working or entertaining. The layout is both practical and stylish, with a good-sized family bathroom, hallway storage, and plenty of natural light throughout.

The seller has advised us that the wall between the lounge and the small bedroom is a stud wall and can be removed to increase the size of the small bedroom.

This flat is perfect for first-time buyers or professionals looking for an easy London commute. Chingford Station is just a short walk away, offering direct trains to London Liverpool Street in approximately 25 minutes—making it an excellent base for city workers. The local area is packed with charm, from the independent cafés and restaurants around Chingford Green to convenient supermarkets, good schools, and nearby parks. Ideally positioned opposite the stunning open spaces of Epping Forest and Chingford Golf Course, the location combines natural beauty with daily convenience.

For those who love the outdoors, Epping Forest is quite literally on your doorstep—perfect for walking, cycling, and weekend escapes into nature—while the nearby golf course offers another leisure option just across the road. With excellent transport links, access to the North Circular and M11, and a blend of suburban peace with urban connectivity, Fairmead Court offers a fantastic lifestyle. Whether you're stepping onto the property ladder or seeking a smart investment in a thriving part of North-East London, this flat ticks all the boxes.









## Fairmead

Approx. Gross Internal 67.8 Area Sq M ( 729.5 Sq Ft )

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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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