

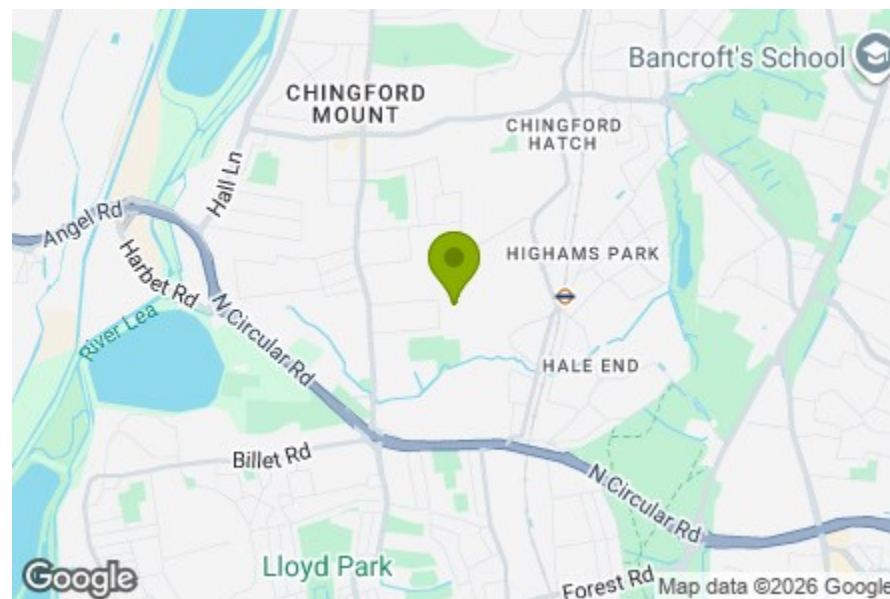
Kitchen/ Lounge/ Diner
20'4" x 9'2"

Bedroom
10'3" x 7'9"

Bathroom
5'10" x 5'6"

Total Area: 33.2 m² ... 358 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEAUFORT CLOSE, HIGHAMS PARK Offers In Excess Of £230,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Ground Floor
- Short Walk to Highams Park Station
- Approx. 358 Square Foot
- Communal Gardens
- Easy Access to Walthamstow
- Moments from Ainslie Wood
- Allocated Parking Space

A bright and well-proportioned one bedroom apartment set on the ground floor of a peaceful residential cul-de-sac in Highams Park. With Ainslie Wood close by and Highams Park Station just a short stroll away, it offers a lovely balance of calm surroundings and easy connections into the city. The large communal garden provides a welcome outdoor retreat shared by residents, while nearby amenities make everyday errands and casual dining simple. You also have easy access to both Walthamstow and Chingford, giving you a wider mix of shops, cafés and green spaces within easy reach.

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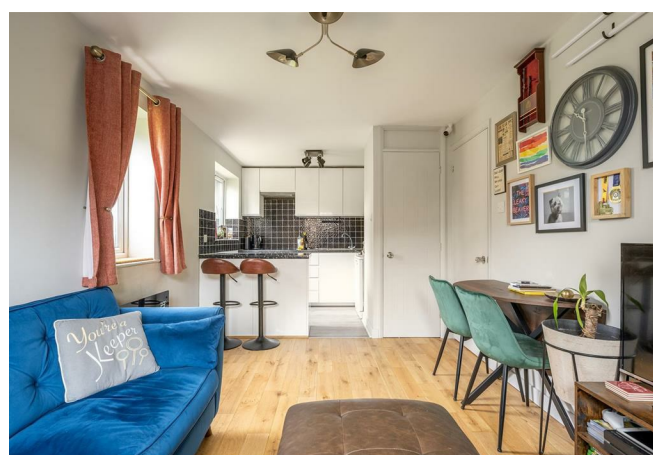
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IF YOU LIVED HERE.....

Step through the front door and you arrive in a central hallway that neatly connects each part of the home. To the rear sits the main living space, a generous kitchen, lounge and dining room stretching over six metres in length. Large windows draw in plenty of daylight, creating a bright and open feel. The kitchen is thoughtfully arranged with ample worktop space and a breakfast bar that offers a relaxed spot for morning coffee or casual meals, while still leaving plenty of room for a comfortable seating and dining area.

The bedroom sits quietly to the side of the apartment and enjoys well judged proportions, with space for a double bed and additional storage. Nearby, the bathroom is neatly arranged with a full bath and clean, simple finishes. Throughout the home the layout feels practical and easy to live in, with each room flowing naturally from the central hallway.

Highams Park itself offers a relaxed, residential feel with a strong sense of local life and community. The area is well known for its independent cafés and easygoing social spots, with favourites including Biba & Wren for brunch and baked treats, Breeze for casual daytime dining, and the welcoming The Stag &

Lantern, popular for drinks and relaxed evenings. Close by, Highams Park Lake sits within the wider setting of Epping Forest, offering scenic walking routes, open greenery and a peaceful waterside backdrop that adds a natural counterpoint to daily life.

WHAT ELSE?

- Highams Park Station is a short walk away, providing regular Overground services into Liverpool Street and making commuting into the City straightforward.

- Drivers can reach the North Circular in just a few minutes, making journeys across London straightforward. Nearby Woodford and Chingford also offer an even wider range of shops, cafés and services.

- For outdoor pursuits, head west towards Chingford where the River Lee reservoirs open up miles of green space. Here you will find Lee Valley Athletics Centre, Lee Valley Golf Course and the London Watersport Company, while Bannatyne Health Club closer to home offers gym and wellness facilities.



A WORD FROM THE EXPERT.....

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4".

JON VIDAL
E4 BRANCH MANAGER

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