

Total Area: 41.1 m² ... 442 ft²

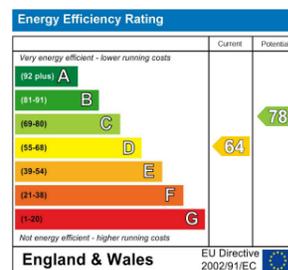
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Reception
9'5" x 15'11"

Kitchen
5'8" x 8'8"

Bathroom
5'8" x 8'8"

Bedroom
9'5" x 11'10"



BEAUFORT CLOSE, HIGHAMS PARK Offers In Excess Of £235,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom Purpose Built Apartment
- Private Parking Space
- Large Communal Garden
- Lease Recently extended
- Short Walk to Highams Park Station
- Close to Local Amenities
- Access to Epping Forest

This bright and spacious one-bedroom apartment has been flawlessly designed with contemporary fittings that contrast perfectly with the ancient landscape of the nearby Epping Forest. As well as having Highams Park station a short stroll away, the ground floor apartment also benefits from easy access to both Walthamstow and Chingford, but to prove that you really can enjoy the best of both worlds, its direct location is a blissfully peaceful cul-de-sac.

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IF YOU LIVED HERE...

There's been a lot of buzz about Highams Park since The Times described it as one of 'the best places to live', and for good reason - it's proximity to Epping Forest as well as its thriving amenities give it a unique status within such a bustling capital city. As your home is set on a quiet cul-de-sac just 0.7 miles from the station, you can surely appreciate this more than anyone...

Step into your spacious hallway, where you've got two convenient built-in storage cupboards, and head into your bright and spacious reception. The south-facing window ensures plenty of natural light, although the bespoke shutters give you control of just how much pours in. The decor is fresh and neutral, while the timber flooring brings a sense of warm. The archway not only looks charming, but effortlessly divides the space from the kitchen while letting light flow throughout. The kitchen units, tiling and appliances are as smart as you'd expect, so hosting will surely be high on the agenda.

Next door, the bathroom is just as fresh and modern, with sparkling fittings such as the over-tub shower. Finishing off the 442 square foot home is your double bedroom, which boasts the same immaculate decor, flooring and shutters that you have in the reception.

All of this modern living contrasts beautifully with the vast amount of nature in the area. As well as having Epping Forest nearby, Highams Park itself is a short stroll away - home to a tranquil lake. By the station, in the neighbourhood's hub, you can soak up a charming village-esque vibe (the quaint railway crossing and clock tower add to this), where there are plenty of cafes and bars to keep you busy.

It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line from the Weaver Overground line. If you take this route directly from Highams Park to Liverpool Street, it'll take 23 minutes - a nifty commute by London standards, we're sure you'll agree.

WHAT ELSE?

- Not sure where to start with your local amenities? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.
- Head west towards Chingford, where you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company, and even closer to home you'll find Bannatynes gym.



A WORD FROM THE EXPERT.....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. 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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