

Reception
9'5" x 15'11"

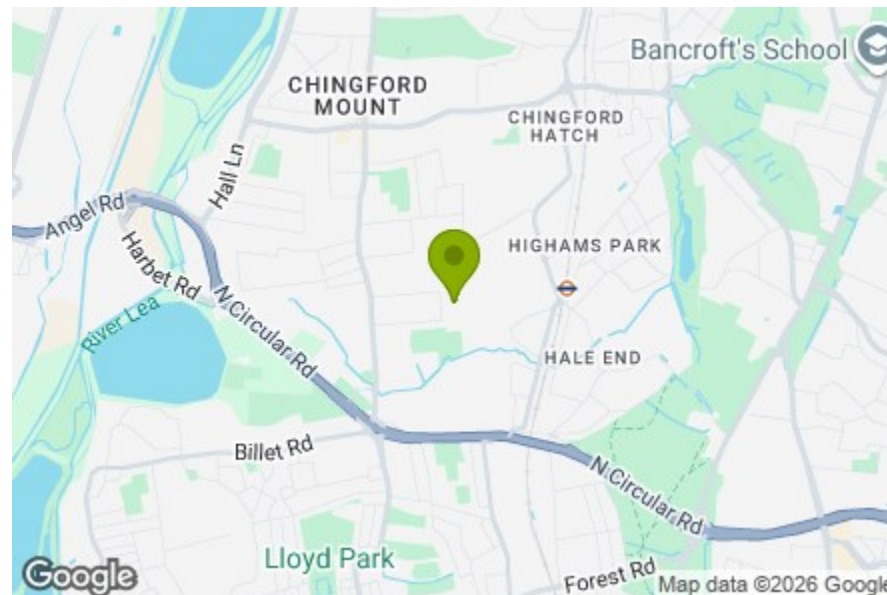
Kitchen
5'8" x 8'8"

Bathroom
5'8" x 8'8"

Bedroom
9'5" x 11'11"

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.



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

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
- Short Walk to Highams Park Station
- Brand New Lease on Completion
- Close to Local Amenities
- Easy Access to Epping Forest

This one-bedroom, purpose-built apartment offers an appealing opportunity within a well-established residential setting. A private parking space adds everyday convenience, while a large communal garden provides a welcome outdoor retreat shared by residents. Highams Park Station is a short walk away, making commuting straightforward, and a range of local amenities sit close by for daily essentials and casual dining. A brand new lease will be provided on completion, offering reassurance for the future. With easy access to Epping Forest, the location also lends itself to outdoor walks and weekend escapes, balancing practical living with nearby green surroundings.

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IF YOU LIVED HERE...

Set behind neatly kept hedging, the building presents a smart, composed frontage, combining brickwork with lighter rendered sections for a clean, orderly look. Symmetrical windows and a pitched roofline give it a tidy, established presence along the street, creating a reassuring first impression as you arrive. Inside, the first-floor layout unfolds from a hallway that provides access to all areas, with two built-in cupboards offering useful storage. The reception room has a generous footprint and a layout that works comfortably for both living and dining. A wide window draws in daylight, giving the interior an easy, airy feel, while an arched opening leads naturally through to the kitchen, allowing the two areas to connect without losing their individual character. The kitchen is neatly arranged and straightforward in design, with balanced proportions and a neutral finish that make it easy to settle into and personalise over time. The bathroom is well sized and simply presented, with a full-length bath and overhead shower set neatly within. Its clean-lined finish provides a blank backdrop that works well as a base for future updates. Completing the home, the bedroom is a comfortable double with a built-in wardrobe and a window that brings in natural light. The proportions work well for a range of furniture

arrangements, and the neutral tones give it a relaxed, versatile feel that's ready to be made your own. 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 15-minute walk away, offering straightforward connections into central London. There are also plenty of bus routes serving nearby neighbourhoods such as Chingford and Walthamstow, where you'll find a varied mix of shops, markets, cafés and evening spots, adding extra flexibility for both commuting and weekends closer to home.



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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