

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

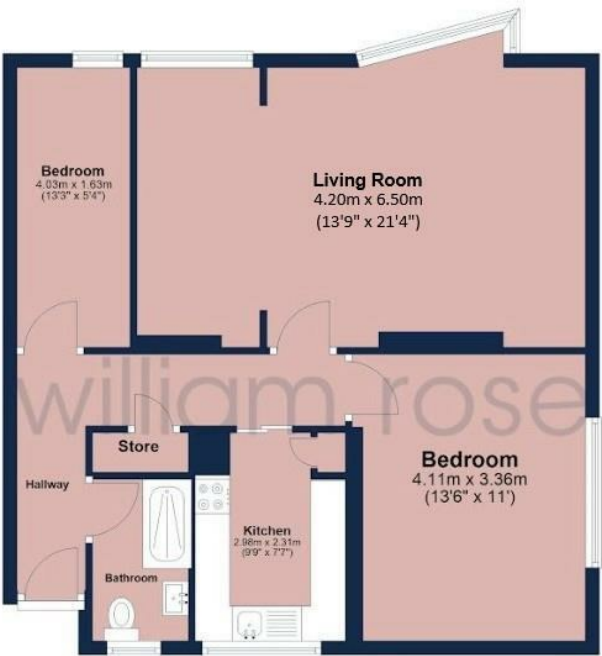
EPC Rating

C

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	EU Directive 2002/91/EC	

First Floor

approx. 68.6 sq. metres (739 sq. feet)



Total area: approx. 68.6 sq. metres (739 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Fairmead Court



Flat 4, Fairmead Court Forest Avenue, Chingford, London, E4 6AS

Offers Over £375,000

- First Floor Two Bedroom Flat
- Flexible Layout with Potential to Restore Second Bedroom to Original Size
- Wide Spanning Views of Chingford Golf Course and Chingford Plains
- A Few Minutes' Walk to Chingford Overground Station
- Moments from Café's, Bars, Restaurants and Convenience Stores
- Share of Freehold
- Versatile Dining Room or Study
- On-Street Parking on Surrounding Roads
- Access to Liverpool Street in Approx. 28 Minutes
- Extensive hikes through historic Epping Forest moments from your doorstep



# Flat 4, Fairmead Court Forest Avenue, London E4 6AS

Rarely available first-floor apartment in Fairmead Court, boasting stunning views over Chingford Plains. Bright living room, two bedrooms and versatile dining/study. Perfect for commuters with Chingford Station, shops and Epping Forest just moments away.

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Council Tax Band: D



Located within the sought-after Fairmead Court on Forest Avenue, this well-proportioned first floor apartment offers generous living accommodation with a practical layout.

The property comprises a bright and spacious living room with leafy views across Chingford Plains, creating the perfect setting for relaxation or working from home. A flexible dining room doubles as an ideal study, while the kitchen is well presented and functional. Two comfortable bedrooms, a family bathroom, a lengthy hallway, and useful storage space complete the interior. There is also scope to reinstate the second bedroom to its original size if further space is required. To the front of the property, on-street parking is available on the surrounding roads.

The development sits just moments from Chingford Overground Station, providing direct services into London Liverpool Street via the Weaver Line — ideal for commuters. Excellent bus links serve the wider area, while drivers will appreciate easy access to the A406 North Circular and M11.

Fairmead Court enjoys a prime position in Chingford, an area offering a superb balance of town convenience and natural surroundings. Station Road and Chingford Mount are nearby, home to supermarkets, independent shops, cafés, and popular restaurants.

One of Chingford’s greatest assets is its abundance of green space. The apartment is just a short walk from the vast expanse of Epping Forest, perfect for walking, cycling, and outdoor pursuits, while Chingford Plains provide wide-open grassland for leisure and recreation. Chingford Golf Course, located just opposite the property, adds to the appeal for golf enthusiasts.

This rare opportunity combines spacious living, excellent transport links, and unrivalled access to both local amenities and stunning countryside — making it a home not to be missed.