

## Directions

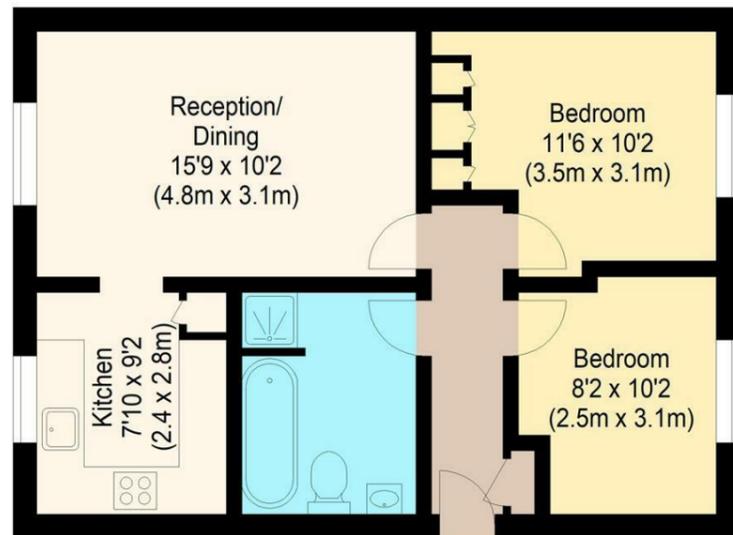
## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



william rose  
Beaufort Close, E4

Approximate Gross Internal Floor Area : 51.90 sq m / 559 sq ft



37 Beaufort Close, Highams Park, London, E4 9XF

Offers Over £300,000

- Two Bedroom Flat
- Allocated Parking Space
- Close to Station & Amenities
- Communal Gardens
- Chain Free
- Ground Floor
- Quiet Location
- Secure Entry System
- Leasehold
- Newly Fitted Electric Heaters



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 20/8/2025

## 37 Beaufort Close, London E4 9XF

Offered chain free, a modern two-bedroom ground floor flat with allocated parking, just a short walk to Highams Park Station. Perfect for first time buyers or investors.



Council Tax Band: C



Situated within the sought-after Beaufort Close development, this well-presented two-bedroom ground floor apartment offers both comfort and convenience in a peaceful residential setting.

The property features a bright reception/dining room, a separate fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. Recently upgraded with newly fitted electric heaters, the home is ready to move straight into and provides efficient, low-maintenance living. Externally, the apartment benefits from an allocated parking space, as well as numerous visitors' bays for guests.

Beaufort Close is ideally positioned within easy reach of Chingford Mount's shops, cafés, and amenities. For commuters, Highams Park Station is close by, offering direct rail services into Liverpool Street, while excellent bus routes provide further transport links. The property is also within easy reach of Epping Forest and nearby parks, ideal for those who enjoy outdoor leisure.

This apartment represents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a well-connected home in a desirable part of E4.

### Property Information / Disclaimer

Leasehold  
Annual Service Charge: approx. £1731  
EPC Rating: D  
Council Tax Band: C  
London Borough of Waltham Forest

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not

imply that they are necessarily in working order or fit for the purpose.