

Directions

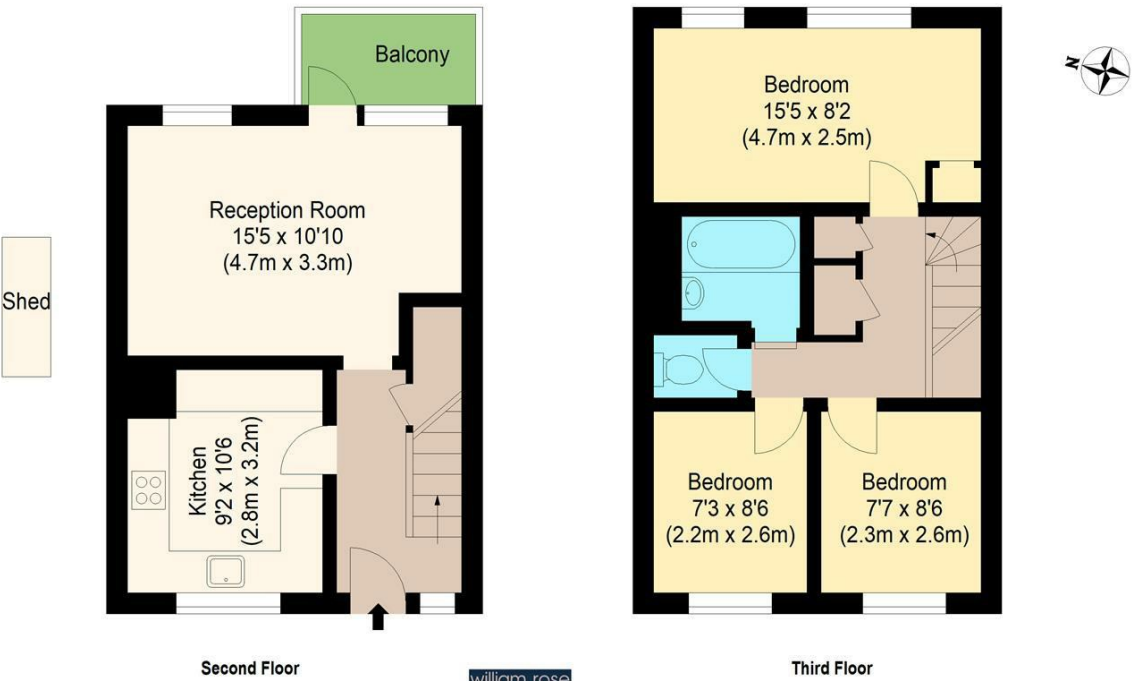
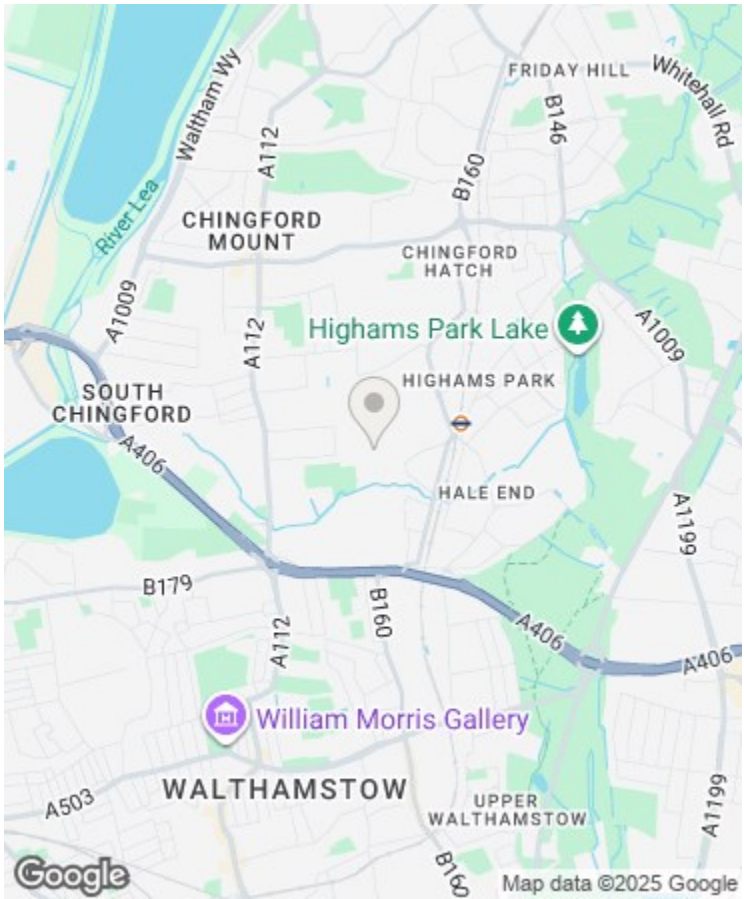
Viewings

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	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



william rose

Appleby Close, E4

Approximate Gross Internal Floor Area : 70.23 sq m / 756 sq ft  
Shed : 1.39 sq m / 15 sq ft



22 Appleby Close, Chingford, London, E4 9ND

£275,000

- Split-level three-bedroom flat
- Separate modern kitchen with ample storage
- Family bathroom plus additional WC
- 8-minute walk to Highams Park Station (direct to Liverpool Street)
- Near Highams Park Lake, Epping Forest, and local amenities
- Spacious reception room with private balcony
- Three well-proportioned bedrooms
- Private outdoor shed for extra storage
- Close to good schools
- Ideal for families, first-time buyers, or commuters



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: 23/4/2025

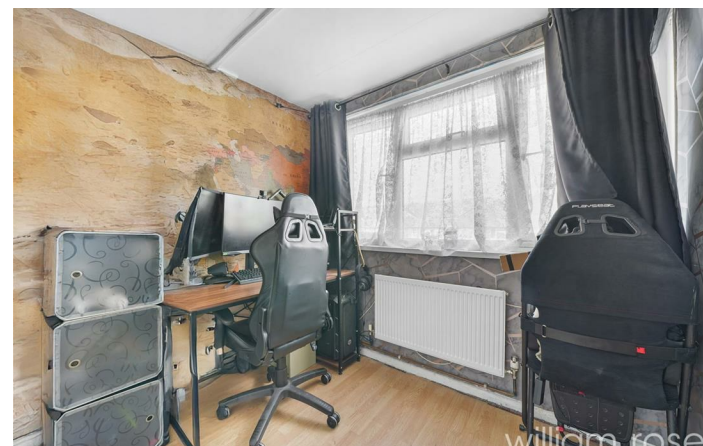
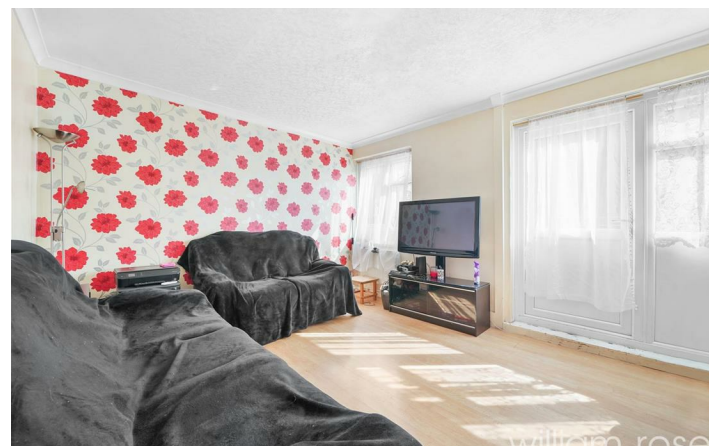


## 22 Appleby Close, London E4 9ND

A bright and spacious split-level three-bedroom flat in a quiet Highams Park cul-de-sac, featuring a private balcony, separate kitchen, and excellent access to schools, green spaces, and Highams Park Station.



Council Tax Band: C



Tucked away in the ever-popular Appleby Close, this beautifully arranged split-level three-bedroom flat offers an ideal blend of space, style, and convenience, perfect for families or professionals looking to settle in the vibrant community of Highams Park.

Spread across the second and third floors, the property opens into a generous reception room bathed in natural light, with access to a private balcony – a perfect spot for your morning coffee or evening wind-down. The separate modern kitchen offers ample space for cooking and dining, making it great for both everyday living and entertaining.

Upstairs, you'll find three well-proportioned bedrooms, providing flexible options for sleeping, working from home, or guest accommodation. A family bathroom and an additional WC complete the top floor, catering to the needs of busy households.

Outside, the flat benefits from a private shed for extra storage, and well-maintained communal areas.

Highams Park Station is just a short walk away (approximately 8 minutes), offering direct trains into London Liverpool Street in around 25 minutes, making the daily commute smooth and efficient. Surrounded by green spaces including Highams Park Lake and Epping Forest, the area is perfect for weekend strolls, outdoor fitness, or simply relaxing in nature.

A fantastic selection of local shops, cafés, and restaurants are within easy reach, including a Tesco Superstore and independent boutiques along The Avenue.

Families will appreciate the proximity to well-regarded schools such as Handsworth Primary School and Selwyn Primary School, both rated 'Good' by Ofsted, while Highams Park School provides highly regarded secondary education just a short walk away.

Whether you're a first-time buyer, a growing family, or simply looking for more space, this well-positioned home combines comfort, location, and lifestyle in one appealing package.