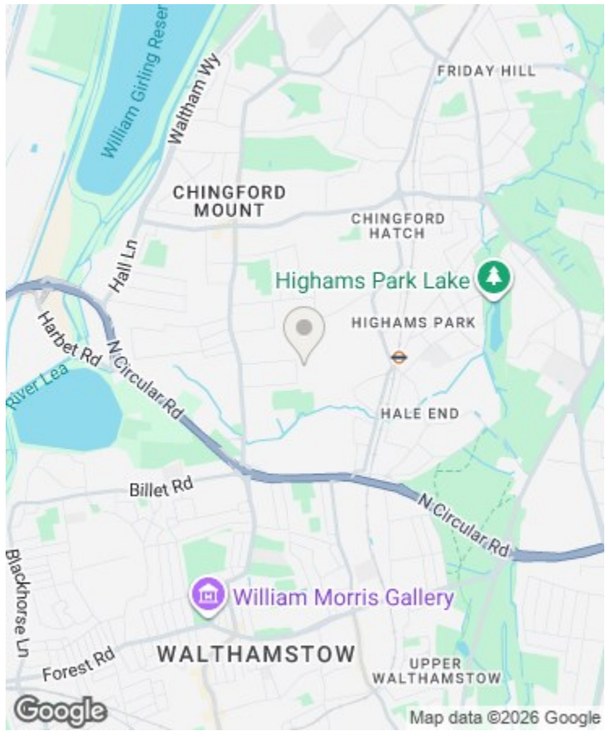
william rose



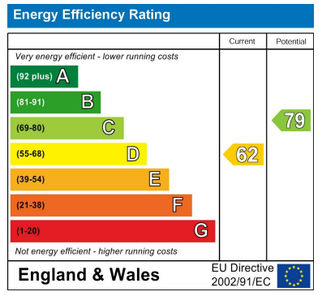
Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

D





Total area: approx. 34.5 sq. metres (371.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Plan produced using PlanUp.

Beaufort Close









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

Offers Over £225,000

- One Bedroom Top Floor Flat
- Newly Fitted Kitchen
- Well Maintained Development
- Ideal first-time purchase or buy-to-let investment
- Popular Location for Young Professionals
- Allocated Parking Space
- Long Lease
- Access to Communal Gardens
- Quiet cul-de-sac
- Visitors Parking Available

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

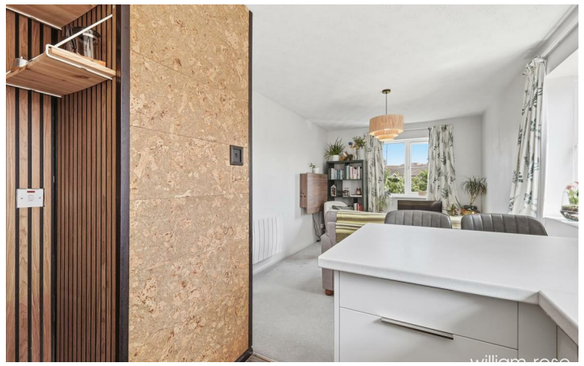
30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

16 Beaufort Close, London E4 9XF

Offered chain-free, well-presented one-bedroom second-floor flat in Beaufort Close, E4, featuring open-plan living and conveniently located for the amenities and transport links of Highams Park and Chingford.

1 | 1 | 1 | D | Council Tax Band: B







Offered chain free, this well-presented second-floor flat in Beaufort Close benefits from an allocated parking space and offers ideal accommodation for first-time buyers, downsizers or investors.

The property comprises a welcoming entrance hall with useful storage, a spacious open-plan kitchen/living/dining area, a well-proportioned bedroom and a bathroom.

Beaufort Close is ideally positioned within easy reach of Chingford Mount's shops, cafés, and amenities. For commuters, Highams Park Station is a short walk, offering direct rail services into Liverpool Street, while excellent bus routes provide further transport links. Residents can also enjoy the nearby green spaces of Highams Park Lake and Epping Forest, making this an appealing location for both commuters and those seeking a balance of urban convenience and outdoor living.

Property Information

LEASEHOLD
Lease Length: 151 Years Remaining
Service Charge: Approx. £1,729 per annum
Ground Rent: Approx. £0 per annum

EPC Rating: D
Council Tax Band: B

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.