



WHERE STANDARDS MATTER

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Beauford Close, London, E4

****Modern 1 bedroom Flat** ** No Onward Chain** ** Ground Floor** ** Communal Garden**
**** Security Entry Phone** ** Parking** ** Lease 91 Years** ** Service Charge £1752 PA**
****Ground Rent £470 PA** ** EPC C. Council Tax B******

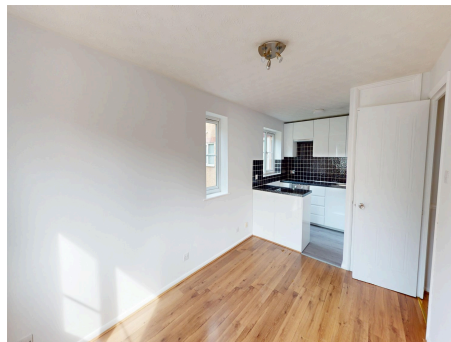
Offers In Excess Of £225,000 (L)



Beaufort Close, Chingford, E4

Lounge

4.01m (13'2) x 2.79m (9'2)



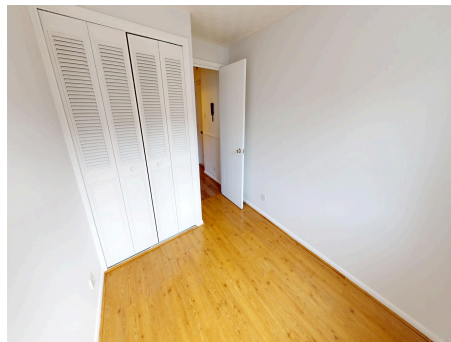
Kitchen

2.49m (8'2) x 2.08m (6'10)



Bedroom

3.1m (10'2) x 2.41m (7'11)




Bathroom

2.08m (6'10) x 1.8m (5'11)

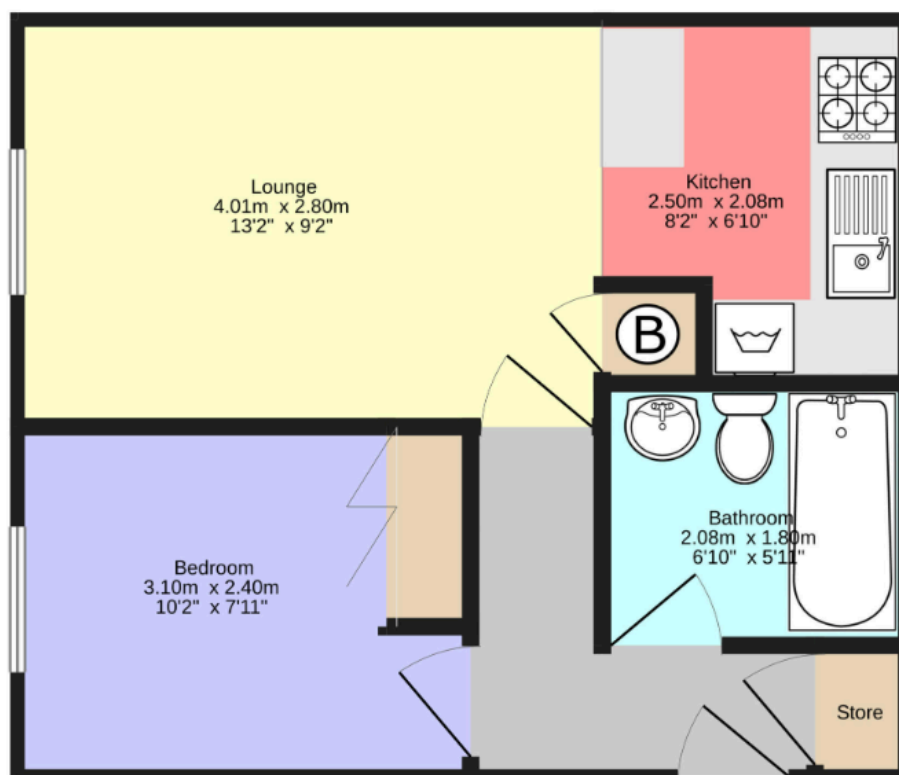


Parking

<https://my.matterport.com/show/?m=joSp7KQ83an>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
72-80 C	69	77
62-71 D		
55-61 E		
46-54 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Modern one bedroom ground floor apartment in Beaufort Close is perfect for a first time buyer or investor. The property is offered with NO ONWARD CHAIN. The property is Located in a cul-de-sac, the property offers easy access to Highams Park town & Overground Station (Zone 4), along with nearby shops, bars, and restaurants. The A406 and M11 are also within easy reach, making it an ideal spot for commuters. EPC Rating C. Council Tax B

Beaufort Close, Chingford, E4**Disclaimer**

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.