

Directions

Viewings

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

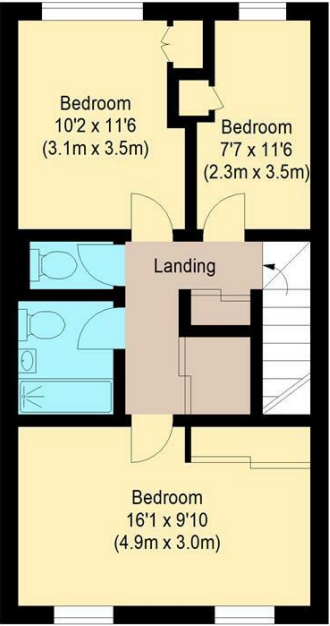
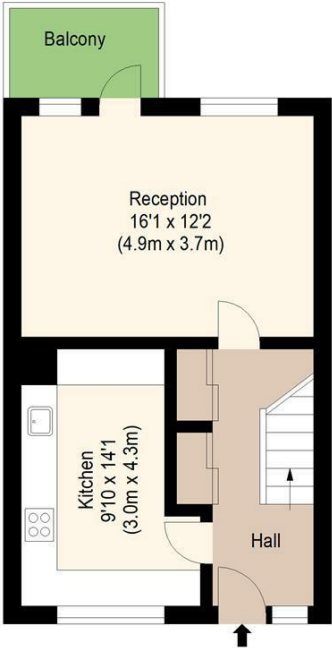
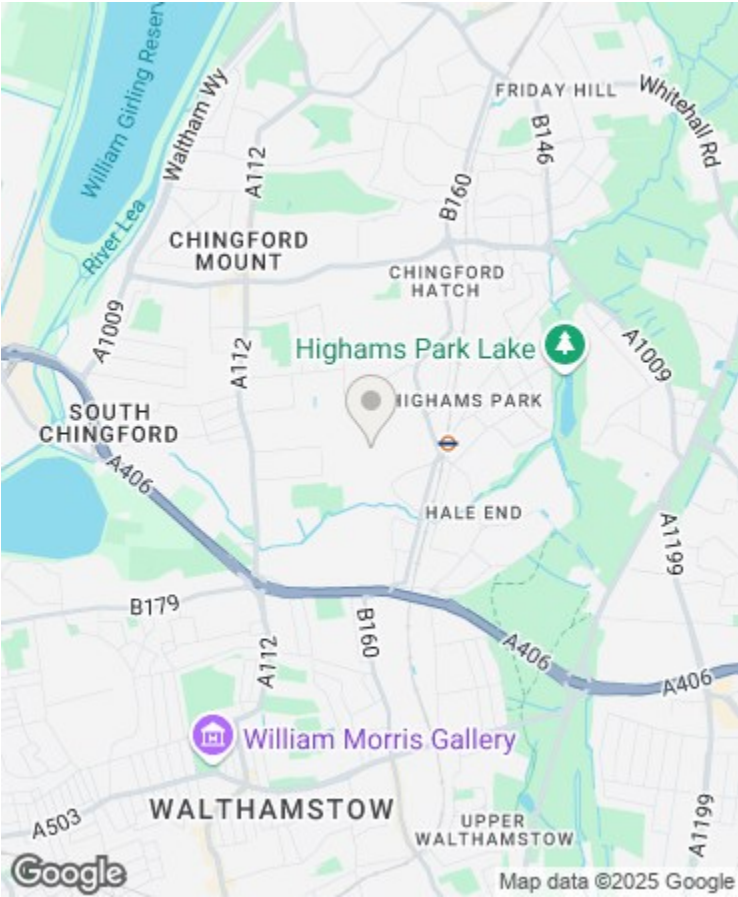
EPC Rating

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		



- 109 Aldriche Way, Chingford, Waltham Forest, E4 9LU, E4 9LU
- Guide Price £300,000
- Three-bedroom split-level apartment
 - Bright and spacious reception room
 - Modern, well-equipped kitchen
 - Close to Highams Park Overground Station
 - Near parks, lake, and Epping Forest

- Excellent condition throughout
 - Private balcony
 - Generous built-in storage throughout
 - Easy access to London Liverpool Street
 - Great local schools, shops, and cafés nearby



Second Floor
william rose
Aldriche Way, E4

Third Floor

Approximate Gross Internal Floor Area : 88.20 sq m / 949 sq ft



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: 7/5/2025

109 Aldriche Way, Waltham Forest E4 9LU

Spacious and well-presented three-bedroom split-level apartment in the heart of Highams Park, just a short walk from the station. Set over two floors with a private balcony, modern kitchen, and excellent local amenities nearby.

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Council Tax Band: C



Situated on the sought-after Aldriche Way in the heart of Highams Park, this beautifully maintained three-bedroom split-level apartment offers spacious living across two floors and is ideal for families, professionals, or anyone seeking a well-connected and community-oriented location.

The apartment is in very good condition throughout and offers a bright and generously sized reception room that opens onto a private balcony – perfect for relaxing or entertaining guests. The separate kitchen is modern and well-equipped, with plenty of room for both cooking and storage. Upstairs, you'll find three well-proportioned bedrooms, ideal for family life, guest space, or home working. There's also ample built-in storage throughout the property, helping to keep everything organised and clutter-free.

Located just a short walk from Highams Park Station, commuters can enjoy direct trains to London Liverpool Street in under half an hour. The area is known for its strong community spirit, excellent schools, and abundant green space, including the popular Highams Park Lake and Epping Forest, which are ideal for outdoor activities and weekend walks.

Local amenities include a Tesco superstore, independent shops, cafés, and restaurants, with favourites like Humphry's Café and Yaz Restaurant offering a warm and welcoming local dining scene. The area also benefits from a number of good primary and secondary schools, making it especially appealing for families.

With generous living space, thoughtful layout, and easy access to both nature and central London, this is a wonderful opportunity to secure a home in one of East London's most desirable residential areas.