

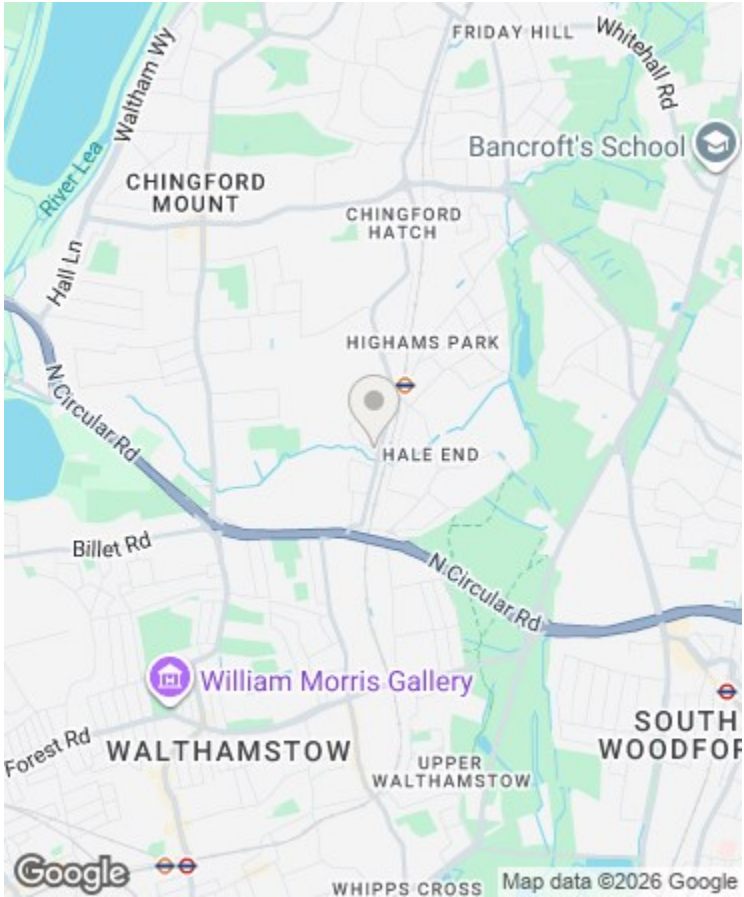
Directions

Viewings

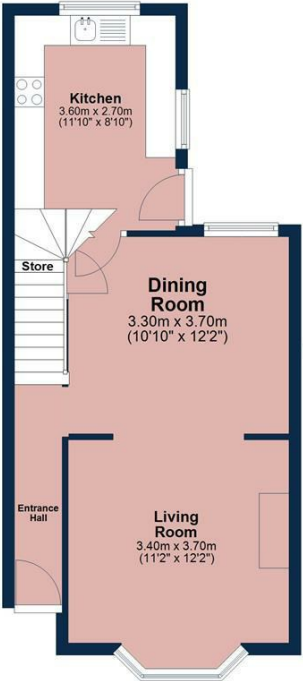
Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

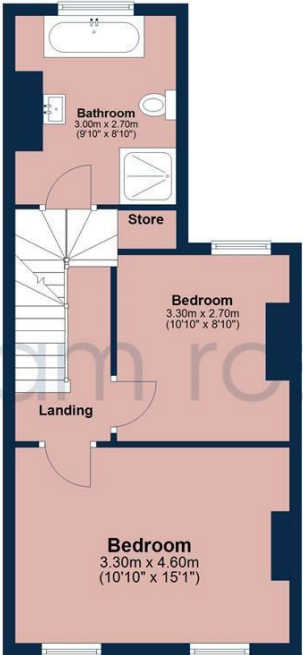
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor
Approx. 40.5 sq. metres (436.1 sq. feet)



First Floor
Approx. 40.2 sq. metres (433.1 sq. feet)



Second Floor
Approx. 36.9 sq. metres (397.6 sq. feet)



Total area: approx. 117.7 sq. metres (1266.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission 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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Haldan Road



7 Haldan Road, Highams Park, London, E4 9JJ

Guide Price £850,000

- Beautifully renovated four-bedroom Victorian terraced house
- Finished to an exceptional standard throughout
- Bespoke wardrobes and custom alcove cabinetry
- Newly landscaped private rear garden
- Moments from Highams Park Lake and Epping Forest
- High-spec loft conversion completed by the current owner
- Elegant parquet flooring across the ground floor
- New electrics and boiler
- Set on a quiet, residential turning in Highams Park
- Excellent transport links via Highams Park Overground

7 Haldan Road, London E4 9JJ

A beautifully renovated four-bedroom Victorian terraced house on a quiet Highams Park turning, finished to an exceptional standard and featuring a high-quality loft conversion by the current owner, elegant parquet flooring, bespoke cabinetry throughout and a newly landscaped garden, all moments from Epping Forest, Highams Park Lake and excellent transport links into the City.

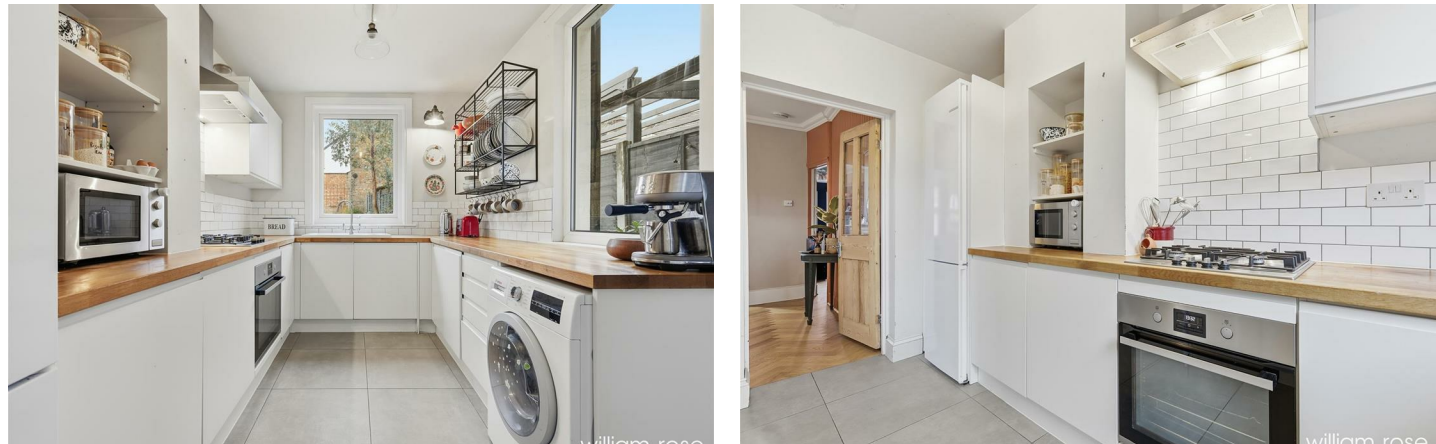
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Council Tax Band: D



Tucked away on a peaceful residential stretch of Haldan Road, this beautifully renovated four-bedroom Victorian terraced house is a textbook example of period charm meeting contemporary design – finished to an exceptionally high standard throughout.

From the moment you step inside, the attention to detail is obvious. Elegant parquet flooring runs underfoot, setting a warm, refined tone that carries through the ground floor. The reception spaces flow effortlessly, with thoughtfully designed bespoke alcove cabinetry providing both style and practicality, while retaining that classic Victorian sense of proportion. The kitchen is sleek and considered, designed for modern living, and opens onto a newly landscaped garden – a calm, private outdoor retreat perfect for summer evenings, family life or quiet morning coffees.

Upstairs, the house unfolds across multiple levels, offering four well-balanced bedrooms that feel calm and luxurious rather than cramped. Bespoke fitted wardrobes maximise space without compromising on aesthetics, and the bathrooms are finished with a clean, contemporary feel that complements the home’s heritage. Every element of the refurbishment has been carefully chosen, resulting in a home that feels cohesive, timeless and ready to move straight into.

Highams Park itself is one of East London’s quietly confident neighbourhoods – leafy, community-focused and increasingly sought after. You’re just a short stroll from the open green spaces of Highams Park Lake and the endless trails of Epping Forest, perfect for weekend walks, cycling or escaping the city without leaving it. The area is also well served by independent cafés, bakeries and local shops, with a strong sense of neighbourhood spirit.

For commuters, Highams Park Overground Station is within easy reach, offering swift and direct connections to Walthamstow Central (for the Victoria line) and Liverpool Street, making this an ideal spot for balancing city life with suburban calm.

This is a home that’s been renovated with real care and design intelligence – a classic Victorian house

reimagined for modern living, in one of East London’s most liveable pockets.