Lamplighters Close, Waltham Abbey

Guide Price £270,000

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- Top-floor two bedroom apartment set within the highly regarded Abbey Fields development, offering privacy, light and a quiet position.

- Impressive 179-year lease, providing excellent long-term security and making this a strong option for buyers, lenders and investors alike.

- Chain-free sale, allowing for a smooth and straightforward purchase with no onward delays.

- Bright and spacious lounge with direct access to a private balcony overlooking Epping Forest, ideal for relaxing or entertaining.

- Modern fitted kitchen, well laid out and fully equipped for everyday cooking and hosting.

- Two well-proportioned bedrooms, both offering comfortable space for rest, home working or guests.

- Secure intercom entry system, adding peace of mind and convenience.

- Two allocated parking spaces, a rare and valuable benefit for the development.

- Excellent connectivity, with easy access to the M25, Waltham Abbey town centre, Sun Street's shops and restaurants, plus Waltham Cross, Epping and Loughton stations for direct links into central London.

GUIDE PRICE £270,000 - £280,000

179 YEAR LEASE. Top-floor Abbey Fields apartment with forest-view balcony, sleek modern interiors, and two parking spaces—no chain, no fuss! Perfect for first-time buyers or investors ready to snap up a stylish, move-in-ready home near London.

Set on the top floor of the sought-after Abbey Fields development, this stylish two bedroom apartment on Lamplighters Close is an excellent find for first-time buyers and investors — and it's offered chain-free for a smooth, no-fuss purchase.

The apartment is modern, bright and move-in ready, with contemporary décor throughout and a secure intercom entry system providing peace of mind. The spacious lounge opens onto a private balcony with uninterrupted views across Epping Forest — perfect for morning coffees, evening wind-downs and everything in between.

A well-appointed fitted kitchen makes everyday cooking easy, while both bedrooms are generously sized doubles. The smart three-piece bathroom completes the layout with clean, modern finishes.

A real standout feature is the impressive 179-year lease, offering exceptional long-term security and making this a particularly strong proposition for buyers and lenders alike. Add to this two allocated parking spaces and you have a home that's as practical as it is appealing.

Perfectly positioned for convenience, the property enjoys easy access to the M25, Waltham Abbey town centre, the historic market square and Sun Street's shops and restaurants, with Waltham Cross station and Epping & Loughton Underground stations all within easy reach for fast links into central London.

In short: top-floor living, forest views, modern interiors and an outstanding long lease — a combination that's hard to beat.

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THE SMALL PRINT:

Length of Lease: Approximately 179 year lease remaining
Annual Service Charge: £1600 including ground rent
Local authority - Epping Forest
Council Tax Band: C

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.

Floor Plan

Balcony

Lounge
17'0x14'3

Kitchen
10'6x7'3

Bathroom

Storage

Entrance
Hall
6'6x3'1

Bedroom 1
13'0x10'6

Bedroom 2
9'7x6'6

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