

## Directions

## Viewings

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

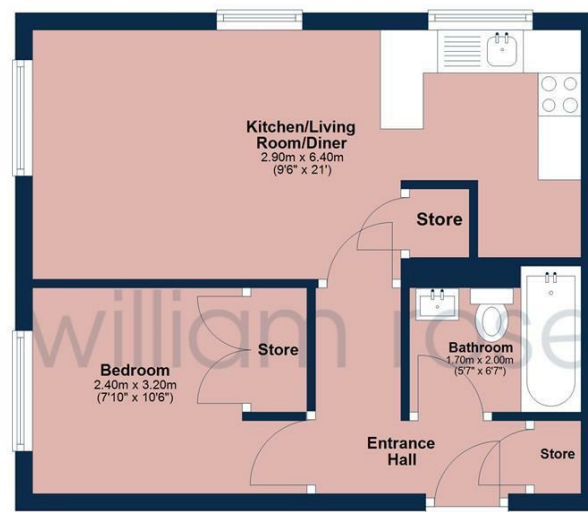
## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Second Floor

Approx. 34.5 sq. metres (371.8 sq. feet)



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 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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Plan produced using PlanUp.

## Beaufort Close



## 16 Beaufort Close, London, E4 9XF

Offers Over £235,000

- Chain-free flat in Beaufort Close, Chingford
- Modern kitchen
- Access to well-maintained communal gardens
- Ideal first-time purchase or buy-to-let investment
- Convenient access to Highams Park, shops, cafés, and green spaces
- Bright and cozy living room
- Double bedroom with natural light
- Off-street parking
- Quiet cul-de-sac setting close to local amenities and transport links
- Near transport connections offering easy access into Central London

# 16 Beaufort Close, London E4 9XF

Offered chain-free, stylish one bedroom top floor flat with off-street parking, a short walk from Highams Park and local amenities.

Chain-free apartment. Situated in Beaufort Close development in Chingford, this well-presented one-bedroom flat offers comfortable living ideal for first-time buyers, professionals, or investors alike. The property features a bright and cozy reception room, a fitted kitchen, a generously sized double bedroom, and a modern bathroom.

Further benefits include access to a well-maintained communal garden, as well as off-street parking for added convenience. Located within easy reach of local amenities, green spaces, and excellent transport links, this property combines peaceful residential living with great connectivity.

Early viewing is highly recommended.



Council Tax Band: B

