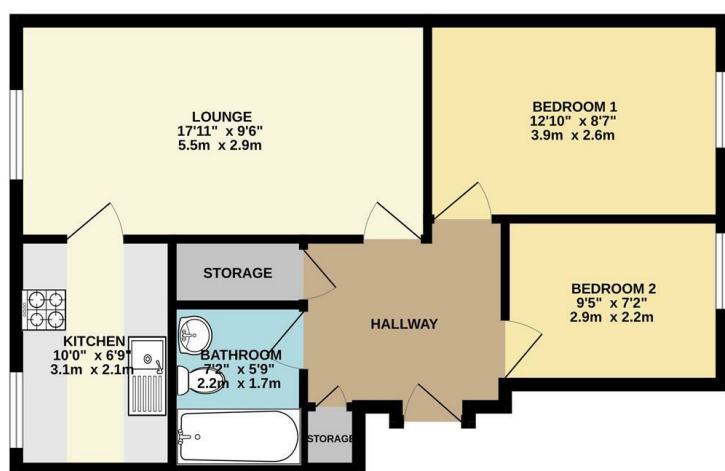




GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq ft (51.0 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Council: Waltham Forest | Council Tax Band: C | Floor Area: 549.00 sq ft



**CHURCHILL**  
estates

Beaufort Close, Chingford, E4 9XF  
Offers Over £300,000 Leasehold  
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: [southchingford@wearechurchills.co.uk](mailto:southchingford@wearechurchills.co.uk)

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		64	78
	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Welcome to this charming ground floor apartment located on Beaufort Close in the desirable area of Chingford. This delightful property offers a comfortable living space, boasting a total of 549 square feet. The apartment features a well-proportioned reception room, perfect for relaxing or entertaining guests.

With two inviting bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. Additionally, being chain free simplifies the buying process, making it an attractive option for prospective buyers.

The location is particularly appealing, as it is within walking distance to Highams Park station, providing excellent transport links for commuting or exploring the wider region.

This apartment presents a wonderful opportunity for those looking to settle in a vibrant community with convenient amenities. Do not miss the chance to make this lovely property your new home.

