

Total Area (Excluding Eaves Storage): 111.0 m² ... 1194 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

RECEPTION
12'4" x 13'7"

RECEPTION
11'3" x 14'5"

BEDROOM
7'0" x 8'6"

BEDROOM
11'3" x 13'11"

BEDROOM
6'11" x 8'6"

LOFT ROOM
16'0" x 15'7"



RICHMOND AVENUE, LONDON
£4,333 Per Calendar Month
4 Bed House



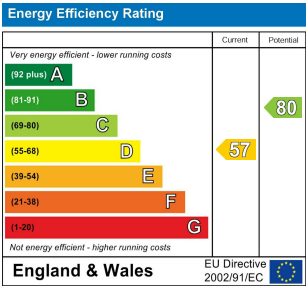
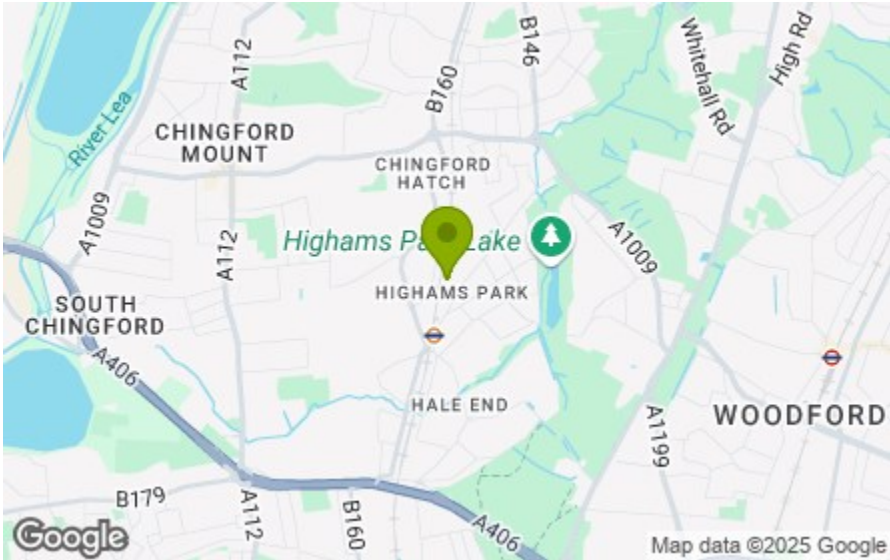
Features:

- SHORT LET!
- Available for 5 weeks
- 4 Bedroom House
- Bills Included
- Close to Highams Park Station

A strikingly immaculate three bedroom family home, arranged over three storeys with twin receptions, a skylit loft room and an artfully landscaped garden to the rear. It's all sat on a peaceful sought after turning, just moments from Highams Park station.

That garden's especially enviable, thirty feet long and barely overlooked. A raised patio gives way to a thriving stretch of lawn, flanked by fencing and foliage with a pair of sheds at the far end.

REQUEST A VIEWING
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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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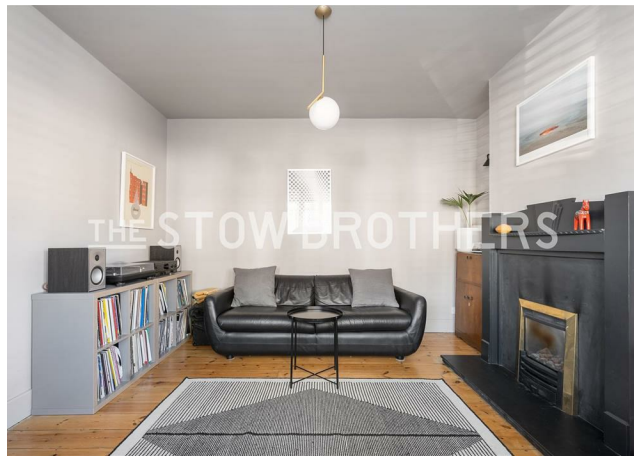
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IF YOU LIVED HERE...

You'll have a shade under 1200 square feet to stretch out in. Your first reception alone totals around 170 , with pristinely restored vintage original floorboards, serene smoky grey walls and bistro shutters on the bay window. A powder black hearth and mantel provide an arresting centrepiece, and to the rear your second reception is similarly sized and styled, with a corner box bay window framing garden views.

Next door your kitchen completes the ground floor with slate grey tiles underfoot, complementary worktops and timber cabinets top and bottom. Upstairs you have more of that vintage timber flooring underfoot in all three bedrooms; two substantial doubles and a single ideal for a child or home office. Your bathroom and WC are usefully separated and dressed in aquamarine tilework. Finally, climb the final set of timber stairs for your loft room, dual aspect and skylit and ideal for all kinds of

uses from extra bedroom to study to a play and family room.

Outside, and you're sat on a peaceful, tree-lined street in Highams Park, enjoying a wealth of local greenery along with speedy transport links to the City. Highams Park overground is just a third of a mile on foot and will get you straight to Liverpool Street in twenty three minutes. Heading to the West End? Walthamstow Central is just two stops down for the Victoria line and Oxford Circus. If you're staying local then you have an excellent array of wining and dining spots to choose from within easy walking distance.



WHAT ELSE?

- Vino Tap and The Stag and Lantern Micropub are both just across from the station, superb destinations for fans of fine wines and craft ales respectively.
- There are twenty two primary and secondary schools all within a mile of your new home. Nearby Oakhill Primary was rated 'Outstanding' at its last inspection.
- Highams Park itself is just ten minutes from your new front door and well worth the stroll, for rolling greenery, Highams Park Lake and tremendous views of the City skyline.

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