



Hickman Avenue, Highams Park, E4 9FU

OFFERS IN EXCESS OF
£475,000

 **Coultons**

PROPERTY SUMMARY

Situated in the highly sought after area of Highams Park is this spacious self contained maisonette set over the ground and first floor. The property benefits from two double bedrooms each featuring their own private en-suite, a contemporary fitted kitchen, a spacious family/living room, a ground floor guest WC, double glazing, gas central heating, own front door and own private paved rear garden.

We have been advised that the remaining lease has approximately 242 years remaining, with an annual ground rent of £434 and service charge of £743 per annum.

Hickman Avenue is conveniently located in the heart of trendy and vibrant Highams Park with all its bars restaurants and coffee shops along with Highams Park Overground Station (Weaver Line - Zone 4) with direct access to Liverpool Street and Walthamstow Central where you can change over to the Victoria Line on the Underground. The property nestles perfectly between city and country life. Nature lovers can enjoy tranquil walks or cycle trails to explore the surrounding green spaces and wildlife of ancient Epping Forest.

In our opinion this property would make an excellent home and viewing is highly recommended.

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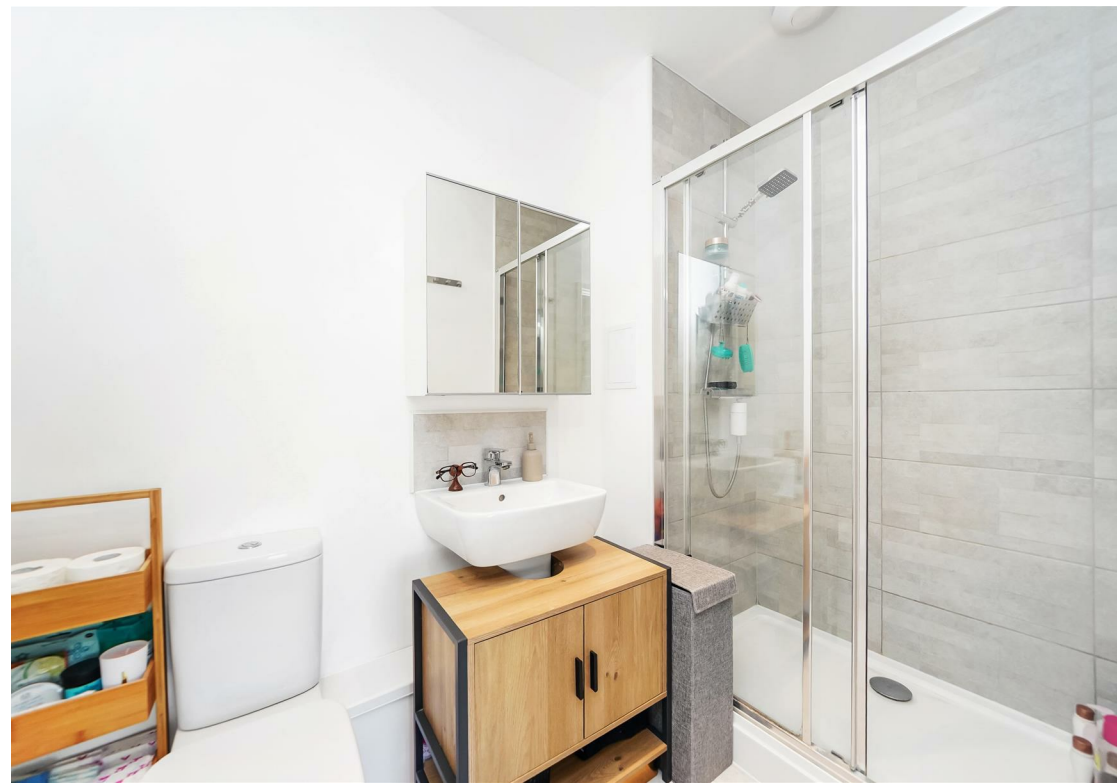
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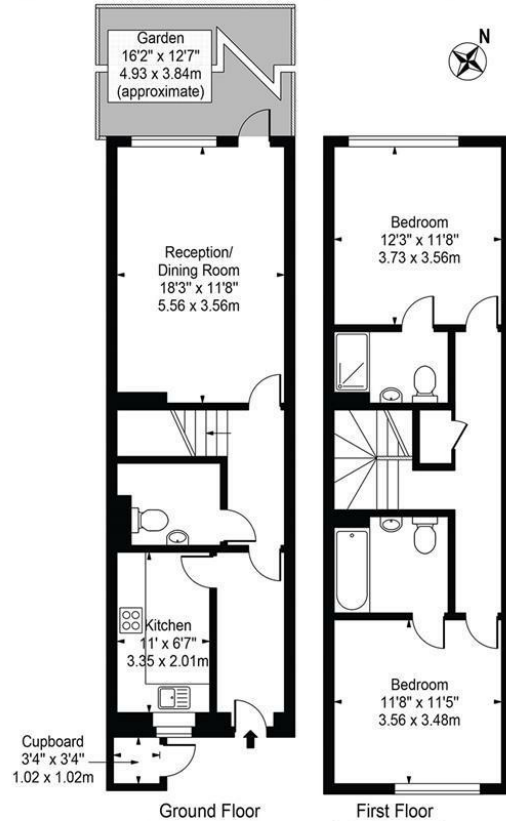








Hickman Avenue, E4 9FU
 Approx. Gross Internal Area 996 Sq Ft - 92.53 Sq M
 (Excluding Cupboard)
 Approx. Gross Internal Area Of Cupboard 11 Sq Ft - 1.04 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Leasehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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