



## Oakdale Gardens Highams Park E4 9HJ

2 MINUTE WALK OF HIGHAMS PARK STATION! Nestled on a secluded spot surrounded by woodland & within a short walk of Highams Park station is a superbly spacious 2 bedroom first floor apartment.

Asking Price Of £385,000

- Two Double Bedroom Apartment
- 19Ft Lounge / Diner
- Kitchen / Breakfast Room
- Share Of Freehold
- Garage En Bloc Plus Parking



## Property Description

This superbly sized first floor property offers a 19ft lounge/diner, a very spacious hallway, two large double bedrooms, one with fitted wardrobes, a kitchen breakfast room offering a lovely leafy aspect, and a spacious bathroom.

The apartment benefits from a share of freehold, plus a long lease and externally a garage en bloc, plus residents parking available of a first come first served basis and lovely communal grounds. The location is leafy, quiet and peaceful yet a short walk from shopping and transport facilities.

Highams Park train station is approximately 20 minute journey to London Liverpool St and interchanges with the Victoria line at Walthamstow. There are many bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre. Epping Forest is also on the door step of this superb apartment.

This is a larger than average two bedroom apartment. Approximate floor space for the property measures at 840 SQ.FT and 78 SQ.M. Please note measurements are approximate.

By appointment only. Please contact our sales team on 020 80900 860 to book a viewing appointment.

### ENTRANCE HALL

Radiator, parquet flooring, door to lounge, both bedrooms, kitchen and utility cupboard.

### LOUNGE

Double glazed window to rear aspect, coved to ceiling, parquet flooring, radiator.

### KITCHEN

Double glazing window to rear aspect, wall and base units, stainless steel sink with mixer tap, gas hob, extractor fan, cupboard housing boiler, tiled floor, round edge work surface, built in dishwasher, space for fridge freezer.

### BEDROOM ONE

double glazed window to rear aspect, carpet floor, radiator, coved to ceiling.

### BEDROOM TWO

Double glazed window to rear, radiator, carpet floor, coved to ceiling, built in cupboards.

### BATHROOM

Low level flush WC, wash hand basin, tiled floor, tiled walls, p-shape shower/bath, shower screen.

### UTILITY CUPBOARD

Space and plumbing for washing machine.

### GARAGE EN-BLOC

Up and over door.





## Tenure

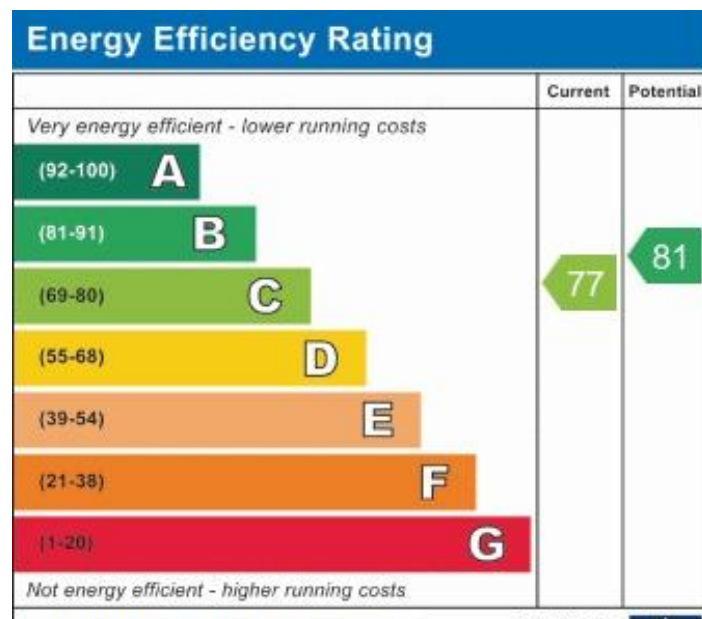
Share of Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment



**Coultons Chingford**

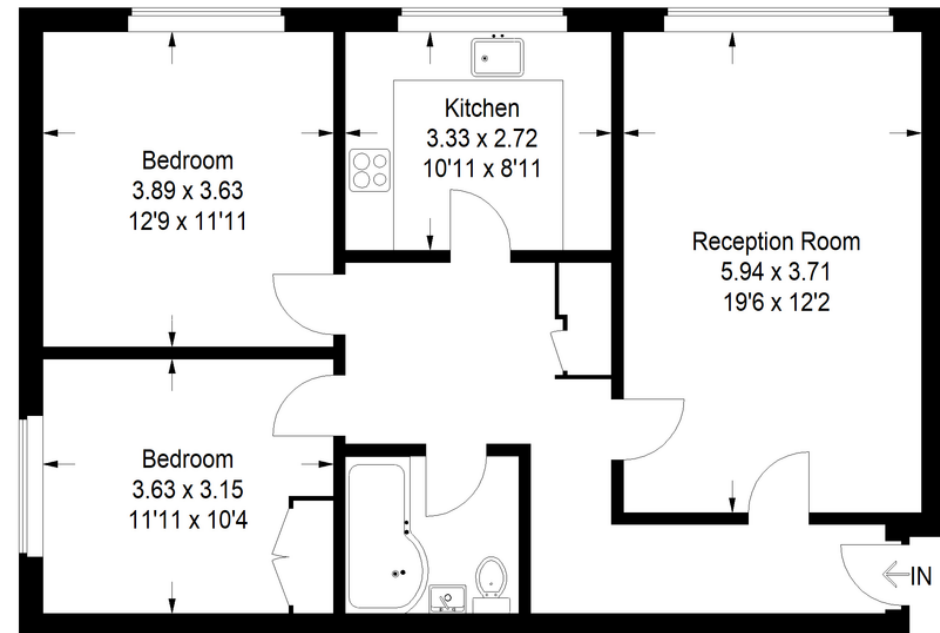
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## Oakdale Court, E4

Approximate Gross Internal Area  
78 sq m / 840 sq ft



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.