



TOTAL FLOOR AREA: 553 sq. ft. (51.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to the proposed purchase. The seller, its agents and any other persons involved in the sale do not warrant or guarantee the accuracy of the information provided.

Council: Waltham Forest | Council Tax Band: B | Floor Area: 553.00 sq ft



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Preston Avenue, Highams Park, E4 9NL
Offers Over £375,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@churchill-estates.co.uk**

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	66 → 73
(81-91) B	
(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	



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 property located on Preston Avenue in the sought-after area of Highams Park. This delightful maisonette offers a cosy retreat with 1 reception room, 1 bedroom, and 1 bathroom, perfect for those seeking a comfortable and manageable living space.

Situated in a convenient location, this property is just a stone's throw away from Highams Park Station, making commuting a breeze for busy professionals or those who enjoy exploring the city. Additionally, the serene Highams Park Lake is nearby, offering a tranquil escape from the hustle and bustle of everyday life.

With a generous 553 sq ft of living space, this maisonette provides a cosy yet functional layout that is ideal for individuals or couples looking for a peaceful abode to call their own. The chain-free status of this property offers a hassle-free buying process, allowing you to move in swiftly and start enjoying your new home.

Steeped in character, this older style property exudes a sense of charm and warmth, creating a welcoming atmosphere for residents to relax and unwind. Whether you are a first-time buyer, downsizer, or investor, this maisonette presents a wonderful opportunity to own a piece of Highams Park's vibrant community.

Don't miss out on the chance to make this lovely property your own and experience the best of what Highams Park has to offer. Contact us today to arrange a viewing and take the first step towards finding your dream home on Preston Avenue.

