



Fourth Floor

Total Area: 72.2 m<sup>2</sup> ... 777 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
18'4" x 14'5"

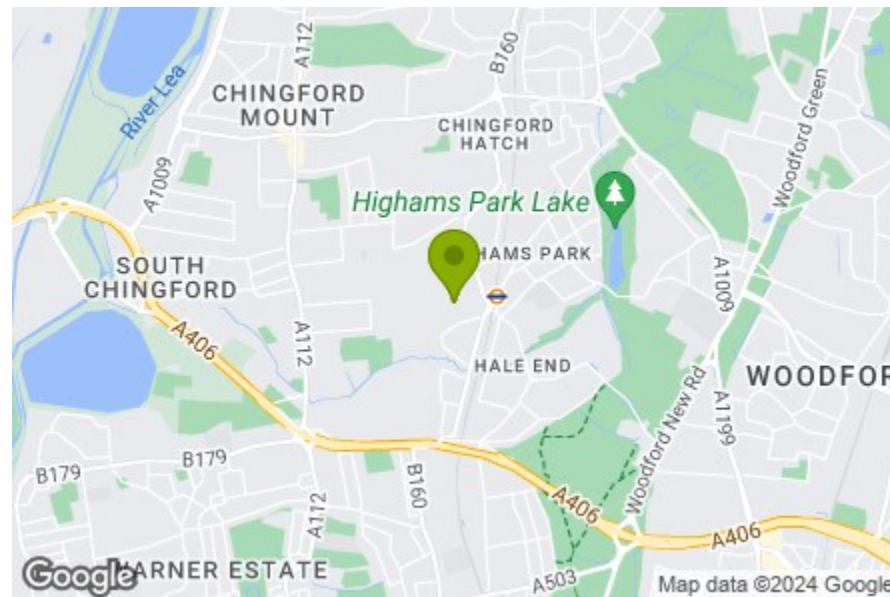
Balcony  
13'1" x 4'9"

Bedroom  
14'7" x 12'1"

Ensuite  
8'0" x 5'8"

Bedroom  
11'5" x 10'4"

Bathroom  
6'10" x 6'9"



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



## JACKS FARM WAY, HIGHAMS PARK

Asking Price £450,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Approx 777 Square Foot
- Views Looking Out Over The City
- Private Balcony
- Being Sold Chain Free
- Moments Away From Highams Park Station
- A Short Walk to Epping Forest
- Secure Private Parking
- Two Bathrooms
- Long Lease

This bright and contemporary two-bedroom, two-bathroom apartment is situated on the fourth floor of a modern block, close to the fantastic amenities of Highams Park and the lush nature of Epping Forest.

As well as offering sweeping views of the city from the private balcony, the apartment benefits from all the perks of being newly-build, including private parking in a secure underground car park, low energy bills due to its fourth-floor height, ample storage, high spec appliances, smart fittings and spotless decor. That fact that it comes chain-free adds another tick to its long list of pros.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

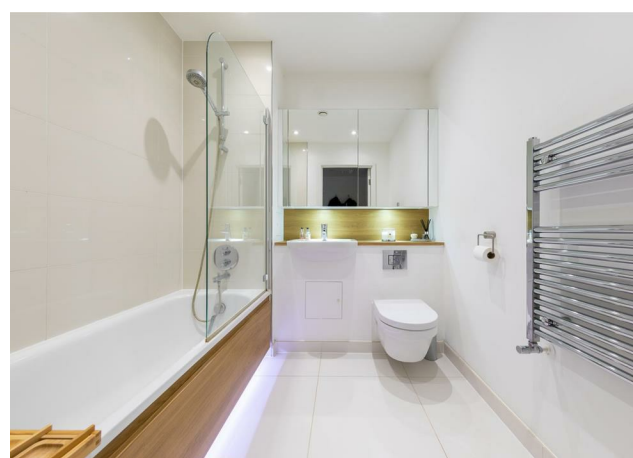
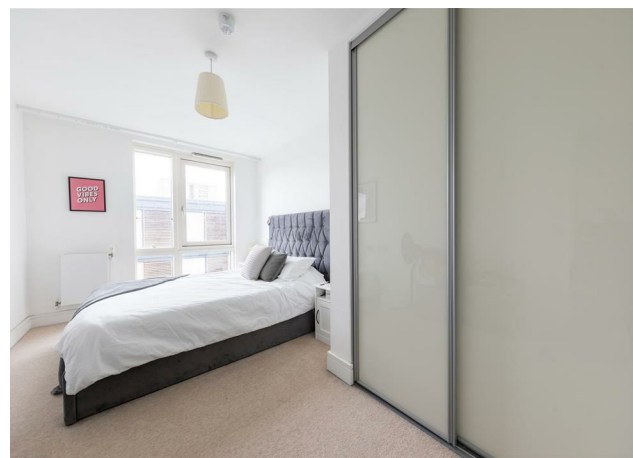
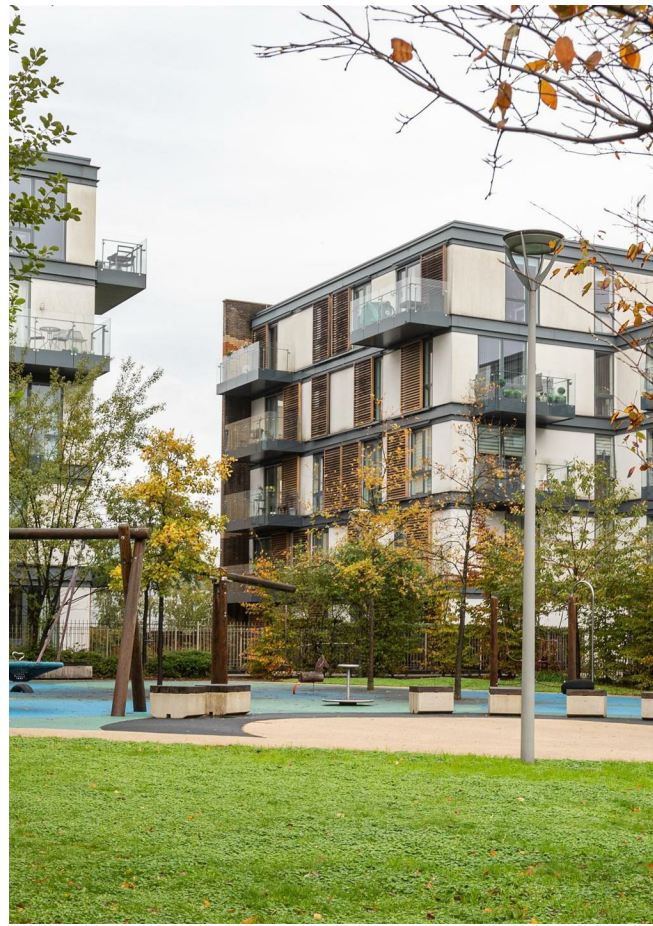
**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 369 6444



#### IF YOU LIVED HERE...

Thanks to those stunning views across London and sheer amount of natural-light, your already sizeable 777 square foot apartment has a fantastic sense of proportion, so you'll enjoy spreading out from the day you move in. The combination of the neutral decor and proximity to nature creates a relaxing mood, although you only have to glance out the window to be reminded that you're in a capital city.

Talking of which, if you need to head into London, you'll be pleased to discovered that Highams Park station is only three minutes on foot, where you can head to Liverpool Street on the overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of space for all aspects of modern living. If entertaining is on the agenda, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and contemporary fittings.

The bedrooms are just as immaculate with neutral decor and soft carpeting. One has custom-storage and an ensuite, but with another pristine bathroom in the mix, there'll be no queuing in the morning.

Of course, you've got your own balcony to enjoy in warmer months, but if you want more fresh air, you're only a few minutes from Epping Forest and Highams Park. Any young residents or visitors will be delighted to spot the playground at the bottom of the block, while you might be more excited to try the near amenities, including Vino Tap, The Stag & Lantern Micropub and Melting Pot Bistro. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

#### WHAT ELSE?

-Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just nine minutes away on foot too.

- Your lease is is so long you'll never have any renewal worries.

- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.



#### A WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop. My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat. If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL  
E4 BRANCH MANAGER

REQUEST A VIEWING  
0203 369 6444

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM