



Third Floor

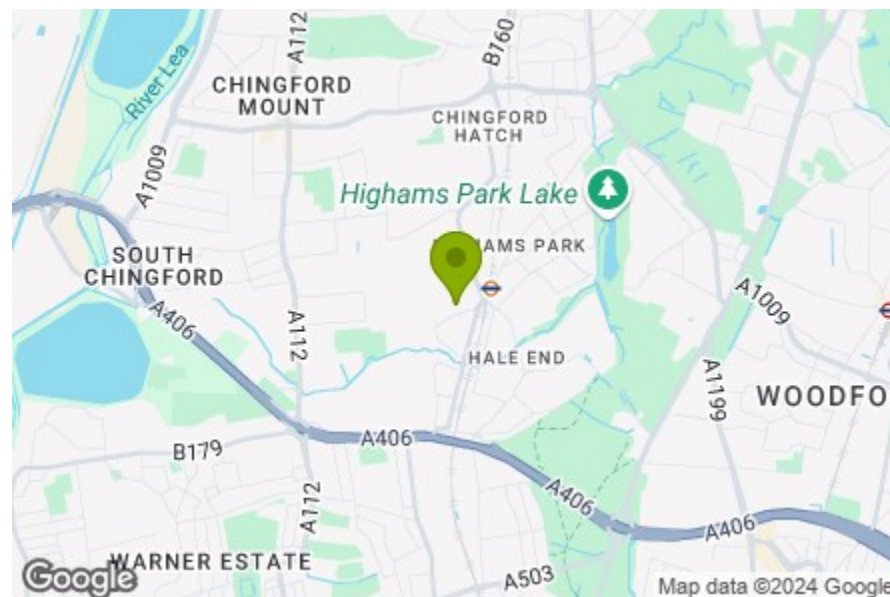
Total Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
21'7" x 13'9"

Balcony

Bedroom  
11'5" x 10'7"

Bathroom  
6'11" x 6'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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	



## JACKS FARM WAY, HIGHAMS PARK

Asking Price £315,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Private Balcony
- Long Lease
- Moments From Highams Park Station
- Local Amenities on Your Door Step
- Short Walk to Epping Forest
- Secure Development
- Beautiful Views of The City
- Being Sold Chain Free

This bright and open one bedroom apartment is in a desired residential development on the third floor, it is sleek and well presented with a private balcony it has great views of the City in the distance and a useful communal outdoor space. The apartment offers a great sized open plan living area and modern bathroom and bedroom, perfect for bringing your own style to.

The apartment is moments from Highams Park Station, frequent trains run to London Liverpool Street in around 25 minutes, making it an easy commute into the city. The location is close to local shops, Caf es, Sunday farmers market, restaurants and facilities of Highams Park. With this fantastic location you will enjoy being close to neighbouring communities such as Chingford and Walthamstow with lots more amenities to offer.

**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

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propertymanagement@stowbrothers.com  
0203 325 7228

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**IF YOU LIVED HERE...**

You will enjoy a Double bedroom with fitted wardrobes and soft carpet underfoot in neutral hues. There is a feeling of brightness as large glass doors open out to your own private balcony overlooking the residential communal outdoor space. The stylish, clean and crisp bathroom is inviting with tiled floors and wooden features. The kitchen is immaculately finished with marble work surfaces. There is a great flow of light through the adjoined living space which is comfortable and a great size with space for a Sofa, Dining table and other furniture as you should so wish to include.

The area is home to a vast amount of green space, including the edge of Epping Forest and, of course, Highams Park itself,

which houses a serene lake, flower meadow and fun-packed playground. If you drive you will be thankful to know excellent road links are also easily accessible including the A406, M11 and A12.

**WHAT ELSE?**

- You are only a short walk from Chingford Leisure Centre, where you'll find a newly refurbished gym with a variety of fitness classes and a 25m, 6-lane swimming pool.
- If you are interested in Golfing you will be spoilt for choice as you are surrounded by great courses such as Chingford, Bush Hill Park, Woolston Manor and Epping Golf Course.
- You will be spoilt for choice with popular Local Pub's for food and drink including Larkwood, The Kings Ford and The Royal Oak.



**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

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