



Total Area: 55.7 m² ... 600 ft²
All measurements are approximate and for display purposes only.

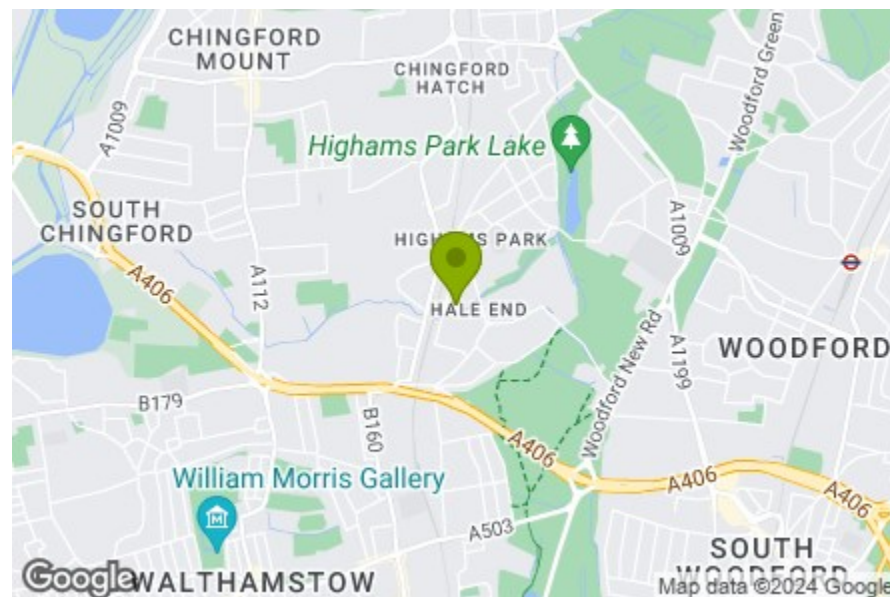
Reception Room
15'8" x 13'9"

Bedroom
11'10" x 10'0"

Kitchen/Diner
12'2" x 9'10"

Bathroom
7'8" x 5'8"

Garden
118'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



STUDLEY AVENUE, HIGHAMS PARK Offers In Excess Of £375,000 Leasehold 1 Bed Maisonette



Features:

- One Bedroom Flat
- Ground Floor Victorian
- 118 Foot South Facing Private Garden
- Private Front Entrance
- Leasehold - 184 years
- Being Sold Chain Free
- Moments Away from Highams Park Station
- A Short Walk to Epping Forest
- Approx. 600 Square Foot
- Potential to Extend (STPP)

A generously proportioned one bedroom apartment, occupying the ground floor of a substantial converted Victorian terrace just five minutes from Highams Park station. You have a dedicated front door, high ceilings and private rear garden.

Your rear garden is utterly vast. An impressive mix of patio and lawn, well over 100 feet in length and ending in a delightful dell shaded by mature trees and backing onto the River Ching. It's a wonderful outdoor space, already immaculate yet bursting with potential.

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0203 369 6444

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E8, E9, E5, N16, E3 & E2
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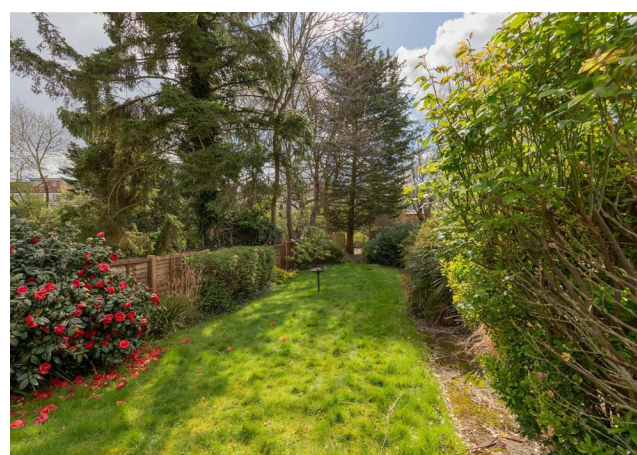
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IF YOU LIVED HERE...

You'll love that dedicated pristine green front door set into your gorgeous brick frontage, while inside you'll be stretching out in those epic period proportions. Your front lounge alone totals more than 200 square feet, with the original ceiling rose overhead, feature fireplace and mantel. All flooded with natural light thanks to that large bay window.

Your bedroom to the rear features original timber floorboards, just waiting to be sanded and stained and restored to their former glory. A 120 square foot double, your garden views are already glorious. Next door your kitchen/diner is smartly decked out in a rich timber suite and artful splashback, while your bathroom's grandly appointed in scarlet vintage tiling with tub and dedicated shower cubicle.

Outside and, as noted, Highams Park overground is just five minutes on foot for direct, twenty three minute runs to Liverpool Street and a door to door City commute of less than half an hour.

Heading to the West End? Walthamstow Central is just five minutes and two stops away for a quick swap to the Victoria line. Staying local? Check out the Royal Oak Gastropub and Guesthouse, just five minutes around the corner for fine wines, real ales and delicious food in sumptuous surroundings.

WHAT ELSE?

- The rolling open greenery of Highams Park itself is just half a mile on foot for the famous lake and wonderful widescreen views across London.
- The property is offered chain free, for that all important, hassle free move.
- Craft Beer fans and lovers of fine wines will be delighted to discover The Stag and Lantern Micropub and Vino Tap, respectively. Both sat just your side of the station. A perfect stop off point, whatever your tipple of choice.



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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