



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

REQUEST A VIEWING
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