

Total Area: 78.9 m<sup>2</sup> ... 850 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Lounge/Dining room  
12'0" x 19'6"

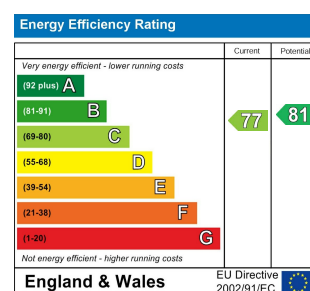
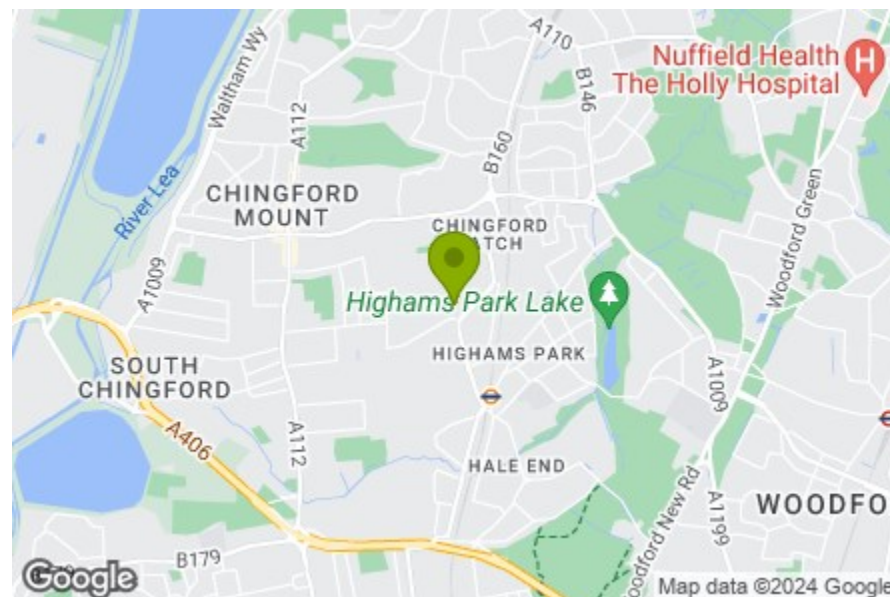
Kitchen  
10'10" x 8'10"

Utility room

Bedroom  
11'11" x 12'8"

Bedroom  
11'11" x 10'4"

Bathroom  
7'0" x 6'8"



## OAKDALE GARDENS, HIGHAM'S PARK

Offers In Excess Of £400,000 Share of Freehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- 1970s Purpose Built Flat
- Share of Freehold
- Private Garage
- Communal Gardens
- A Short Walk to Highams Park Station
- Close to Local Amenities
- Moments Away From Larks Wood
- Circa 850 Square Foot

This spacious two bedroom apartment, on the second floor of a three storey 1970s block, is set in landscaped communal gardens and tucked away in a quiet cul-de-sac on the periphery of Larks Wood.

The property is just moments away from the many shops, bars, restaurants, and overground station in the centre of Highams Park. The apartment comes with its own garage and a share of the freehold.

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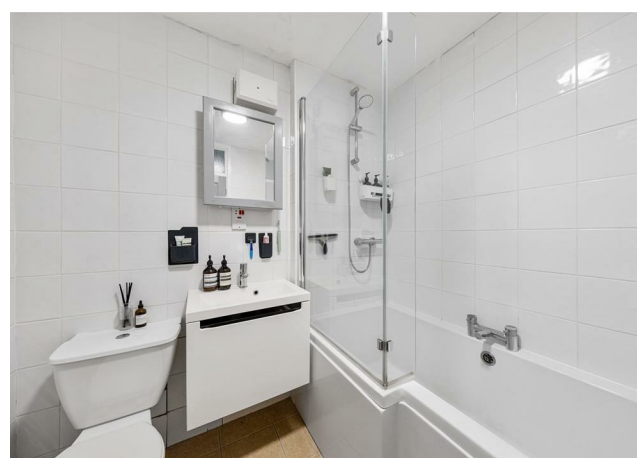
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**IF YOU LIVED HERE...**

You'd enjoy being part of a friendly community that's close to local amenities and to nature, with Larks Wood just a couple of minutes' walk away. This peaceful public ancient woodland is a fantastic local resource, great for walks and getting to know your neighbours. There's also plenty of open space, as the property is set in its own communal gardens. You'd have all the benefits of an apartment with a considered layout, good room sizes, and a generous 850 square feet of living space including a large living room, separate kitchen, two double bedrooms, and a bathroom. The apartment is in excellent condition with simple, stylish decor and good natural light, with windows on two sides and window panels above the internal doors.

Entering via the communal entrance on the ground floor, a stair takes you up to your own front door. This opens into a hallway which widens into a large, square space at the centre of the apartment. The generous size of the hall gives the apartment an open and airy ambience, and it has great flow thanks to two doors to the living room.

At approximately 20ft by 12ft this impressive space that divides easily into a lounge area and dining zone. White walls complement the fabulous parquet wood floor that runs from the hallway into the living room, and wide picture windows frame leafy views. With no buildings in sight there's a great sense of privacy and no need for curtains or blinds. The kitchen has the same treetop views through a window above

the sink. At approx. 11ft by 9ft it has ample space for fitted wall and floor cabinets with integrated appliances, and a breakfast bar.

Both bedrooms are doubles with plush pale grey carpets and lovely leafy views. They can accommodate large double beds and bedroom furniture, and the second bedroom has a fitted wardrobe. The fully tiled bathroom has a contemporary shower/bath, wall-hung washbasin console, WC, and heated towel rail.

The low-rise building is well-maintained and surrounded by neat lawn and mature trees. The garage is in a block within the grounds.

**WHAT ELSE?**

- The location is ideal, next to Larks Wood and within easy walking distance of the shops, amenities and station in the centre of Highams Park.
- Highams Park station, just an eight minute walk away, has four trains an hour to the City (Liverpool Street, 25 minutes). It's also just 5 minutes (2 stops) to Walthamstow Central station where you can change to the Victoria Line for trips to the West End or elsewhere by tube.
- The North Circular Road is just a mile away, is less than five minutes by car, providing easy access to the M11 and motorway network.



**A WORD FROM THE OWNER...**

"Highams Park is safe, friendly, and has a real community feel. I've loved having access to the wonderful green spaces here and the fast transport connections into London via the Overground. The centre of Highams Park has an eclectic mix of cafes, restaurants and independent shops. Oakdale Court is surrounded by the beautiful Larks Wood and is so peaceful and secluded."

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