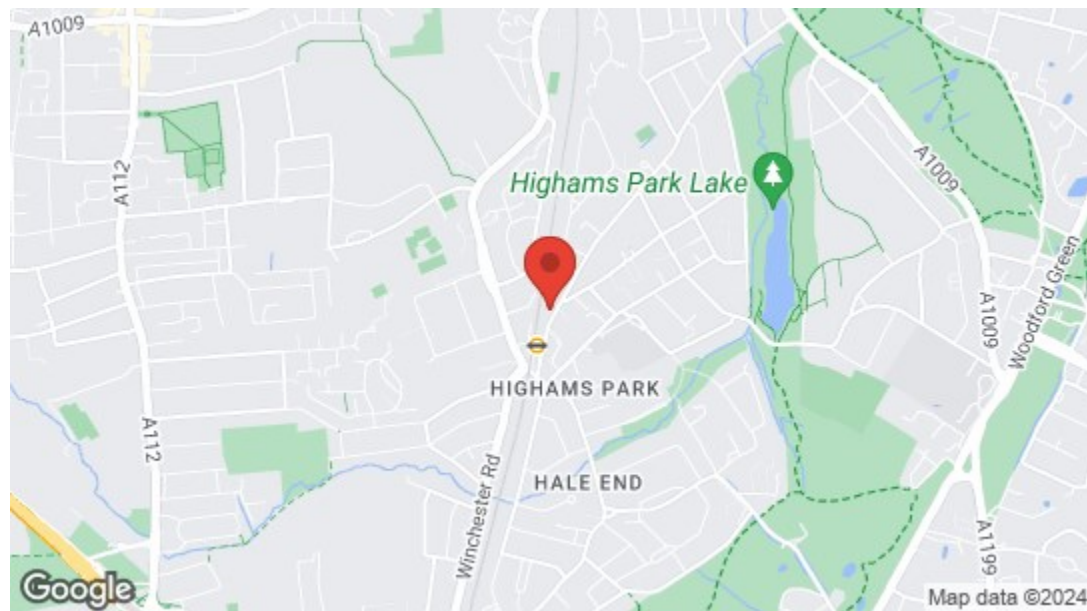


Total Area: 74.0 m² ... 797 ft²

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
		EU Directive 2002/91/EC	



The Avenue, London
Offers In Excess Of £350,000 Leasehold
2 bed, Flat



➤ **Features**

- Two Bedrooms
- First Floor Apartment
- Short Walk to Highams Park Station
- Being Sold Chain Free
- Long Lease
- Moments From Epping Forest
- Private Garage
- Approx. 797 Square Foot

If you've had Highams Park on the radar ever since the Times newspaper recently named it one of the 'best places to live', this could be the perfect apartment for you... Set on the first floor of a purpose built block, the two bedroom property has highlights aplenty, including the separate kitchen and reception, private garage, ample storage space and mid century style. The fact it's on the market chain-free is just the icing on the cake.



➤ **E17 Office**
236 Hoe Street
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0203 397 9797
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➤ **E4 Office**
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➤➤ IF YOU LIVED HERE...

With over 800 square feet of internal space, this is a home you can really enjoy settling into and adding elements of your own personality when you're ready. Due to huge south-west facing windows and generous proportions, the reception room has a bright and brilliant feel with mid century style. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient. The bedrooms are both spacious doubles, while next door you'll find your contemporary bathroom, with a walk-in shower.

On warmer days, you'll really appreciate the glorious and historic Epping Forest which is just a stroll away, as is Highams Park itself, which houses a tranquil lake, flower meadows and the fantastic cafe, Humphry's.



Thanks to the railway crossing and clock tower, Highams Park has a distinctly village-esque feel, and the amenities are just as charming. Not sure where to start? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only a short stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's only two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line. The area is well served by buses and cycle routes too.

WHAT ELSE?

- Your new local is the the Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the large gardens that beckons in summer. It's just 15 minutes on foot.
- Drivers, already delighted about the garage, can be on the North Circular in just a few minutes.
- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.



A WORD FROM THE OWNER...

The flat is in a small low rise development on a bus route and an easy walk to the station. The area is very friendly with lots of community engagement, and the nearby forest, lake and park are lovely to walk and relax in.

Lots of excellent independent cafés.

