



First Floor

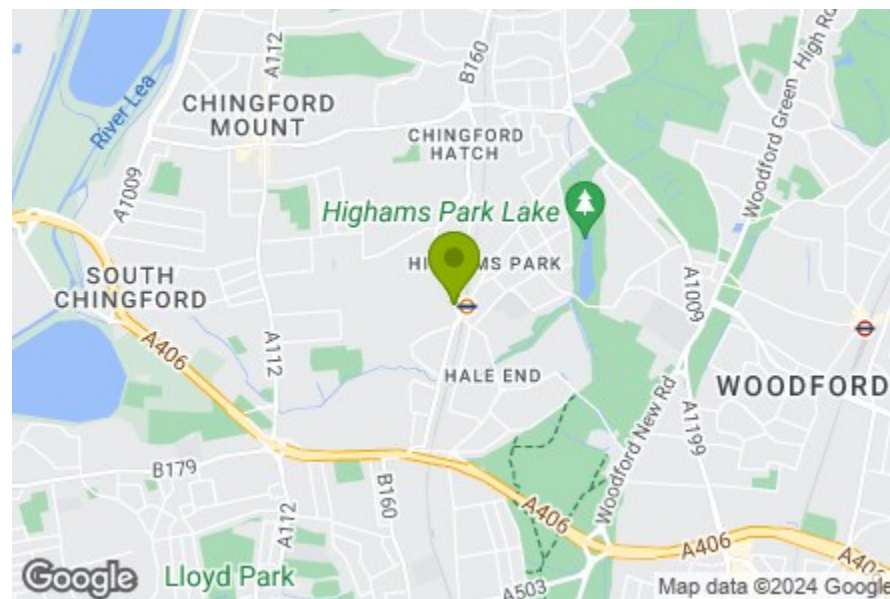
Total Area: 46.6 m² ... 501 ft² (excluding roof terrace)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
19'3" x 13'1"

Bedroom
12'5" x 10'5"

Bathroom
6'10" x 6'8"

Roof Terrace
24'1" x 11'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	



LARKSHALL ROAD, HIGHAMS PARK

Asking Price £335,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- First Floor
- Chain Free
- Approx. 501 Square Foot
- Moments from Highams Park Station
- Large Private Roof Terrace
- 139 Year Lease
- Short Walk to Epping Forest
- Close to Local Amenities

A bright and modern one-bedroom apartment with a sleek roof terrace that perfectly contrasts with the ancient landscape of the nearby Epping Forest.

As well as having Highams Park station right on its doorstep, the first floor apartment also benefits from being in the heart of the neighbourhood, with a choice of fantastic cafes, bars and shops nearby. It's also on the market chain-free, yet another bonus.

REQUEST A VIEWING
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E4 & N17
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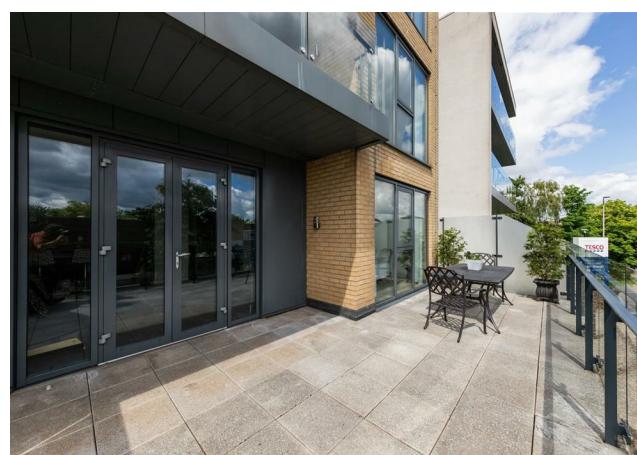
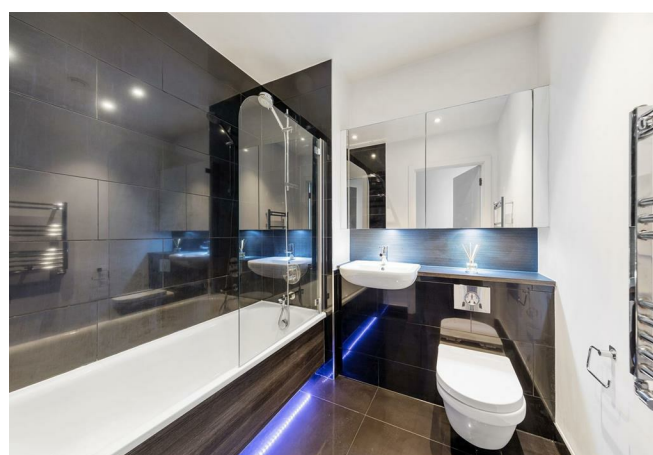
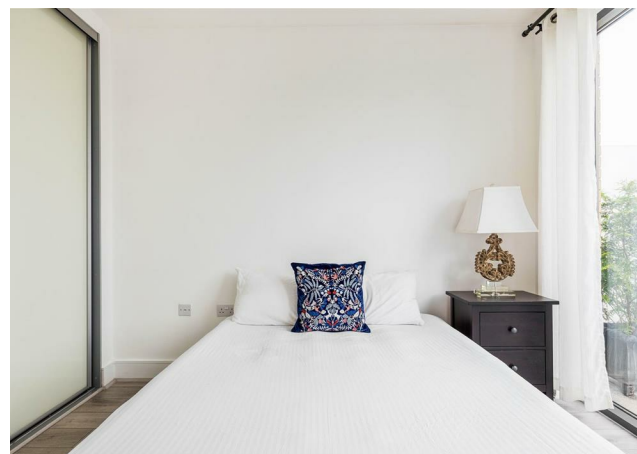
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IF YOU LIVED HERE...

There's been a lot of buzz about Highams Park since The Times recently described it as one of 'the best places to live', but we've long known about its brilliance - and we're sure you'll quickly recognise how fantastic it is, too. But let's start exploring at home...

With its open plan design, clean architectural lines and abundance of natural light, the kitchen/living area will be the welcome heart of your home. The neutral decor and polished floors create a calm space, while the recessed spot lighting combined with the generous terrace doors add a touch of brilliance. There's plenty of space for socialising and working in the living area, while the kitchen offers a fantastic spot for chilling with the breakfast bar. You'll enjoy utilising the spotless units and integrated appliances, so start dreaming of who you'll invite over first.

You'll find more of this sleek design of the bathroom, which has a smart smart over-tub shower and immaculate fittings, and the double bedroom is also immaculately finished.

Whether you fill it with fauna or keep things minimalist, the fantastic sun trap roof terrace will be the perfect spot for relaxing.

All of this modern living contrasts beautifully with the vast amount of nature in the area. As well as having Epping Forest nearby, Highams Park itself is a short stroll away - home to a tranquil lake and beautiful flower meadows. By the station, in the neighbourhood's hub, you can soak up a charming village-esque vibe (the quaint railway crossing and clock tower add to this), where there are plenty of cafes and bars to keep you busy.

It's also only a short hop to Walthamstow for even more top-class amenities, plus the handy interchange to London Underground's Victoria line from the overground, which run from Highams Park to Liverpool Street.

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.
- Drivers can be on the North Circular in just a few minutes.
- No worries with the lease whatsoever- you have a 139 years remaining.



WORD FROM THE OWNER

"Great soundproofing on windows, steps from transportation and supermarkets, and charming parkland nearby."

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