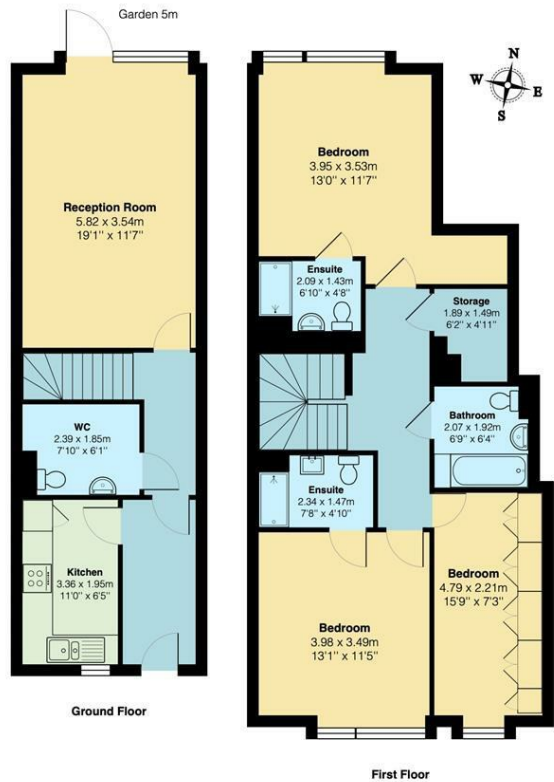
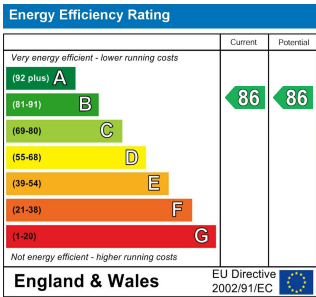
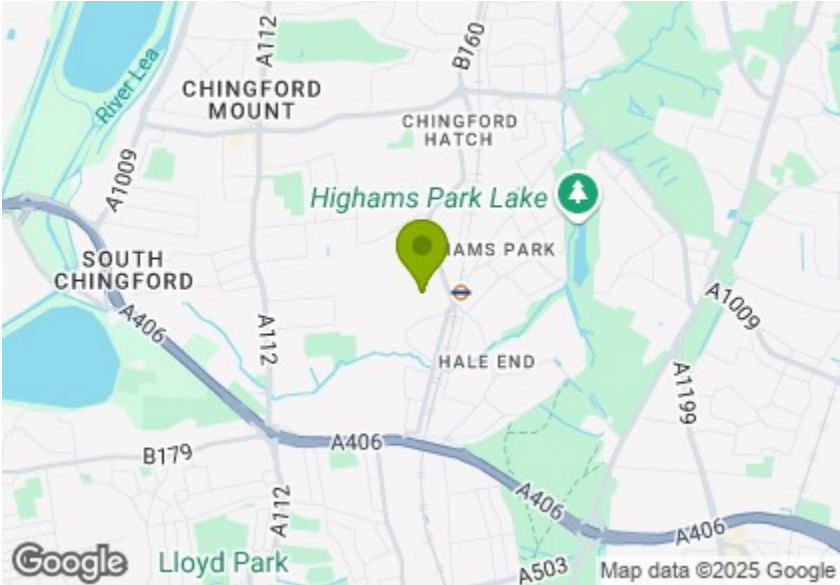




Total Area: 109.7 m² ... 1181 ft²
All measurements are approximate and for display purposes only.



HICKMAN AVENUE, HIGHAMS PARK

Offers In Excess Of £550,000 Leasehold
3 Bed Maisonette



Features:

- Three Bedroom Property
- Moments from Highams Park Station
- Short Walk to Epping Forest
- Close to Local Amenities
- Private Gated Parking
- Council Tax Band D
- Approx 1181 Square Foot
- 246 Year Lease
- Ground Rent £400 pa
- Service Charge £700 pa

This immaculate three bedroom maisonette is part of a new development completed in 2018. Located in central Highams Park, it's just a couple of minutes' walk to the many shops, bars, and restaurants of The Broadway, and five minutes to Highams Park overground station, where four trains an hour travel into the City in just 23 minutes.

E11, E7, E12 & E15
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0203 369 6444



IF YOU LIVED HERE...

You'll be able to sit back, relax, and enjoy your beautifully maintained property, which retains the appearance and feel of a new build. With almost 1,200 sq ft over just two floors and additional outdoor space (a gated front yard and terraced rear garden), there's plenty of room, with a carefully considered layout that optimises room sizes whilst providing plenty of storage.

Located on the ground and first floors of this four storey building, the property is ideally designed for modern living, with an approximately 20 ft long main living room with a large full-height glazed window and door which opens onto the garden, a separate kitchen with fully integrated appliances, downstairs WC, and a bathroom for each bedroom.

The large main living space is great for relaxing and entertaining, with lots of light from the full height glazing and a view of the garden and open skies beyond. The L-shaped kitchen has lots of storage space in high gloss white handleless cabinetry, complemented by white metro tiles and a black worktop. A south-facing window above the sink ensures good levels of natural light, and the location just inside the front door is great for just dropping off your shopping.

Upstairs there is a central landing with doors to two large double bedrooms with ensuite bathrooms, the third bedroom, the main bathroom, and a walk-in cupboard. The third bedroom is currently used as a dressing room, with an entire wall of mirrored wardrobes, but this would also make an ideal study. All the bedrooms have great light from floor to ceiling windows.

WHAT ELSE?

- The property is in excellent condition throughout, with a monochrome décor that is not only easy on the eye but also the perfect blank canvas.
- Highams Park has lots of green space, including 'The Highams Park' with its lake, meadows, play area, and café. You can walk there in less than 15 minutes via the popular Vincent Road playground and The Ching river footpath.
- Walthamstow Central station is just two stops away, providing access to the Victoria line and fast journeys into the West end.
- If you're heading out of the capital by car, the North Circular is less than five minutes away, and the M11 just a couple of minutes more.
- Last but not least, the wild acres of Epping Forest are just a couple of miles away.



A WORD FROM THE OWNER.....

"We love living here as the train links into London are only 4minutes by foot and access to green spaces is a short stroll away. Our road has a great community feel with an active facebook group.

The home itself is modern and spacious with plenty of natural day light flowing through the floor to ceiling windows. Having a garden space was a real life saver during lockdown."

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Garden
16'4"

Kitchen
11'0" x 6'4"

WC
7'10" x 6'0"

Reception Room
19'1" x 11'7"

Bedroom
13'0" x 11'5"

Ensuite
7'8" x 4'9"

Bedroom
15'8" x 7'3"

Bathroom
6'9" x 6'3"

Storage
6'2" x 4'10"

Bedroom
12'11" x 11'6"

Ensuite
6'10" x 4'8"



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