

**Repton House, E4**  
Approx. Gross Internal Area 559 Sq Ft - 51.93 Sq M  
Approx. Gross Balcony Area 77 Sq Ft - 7.15 Sq M



Kitchen/ Living/ Dining Room  
24'9" x 14'1"

Balcony

Bedroom  
11'11" x 10'11"

Bathroom

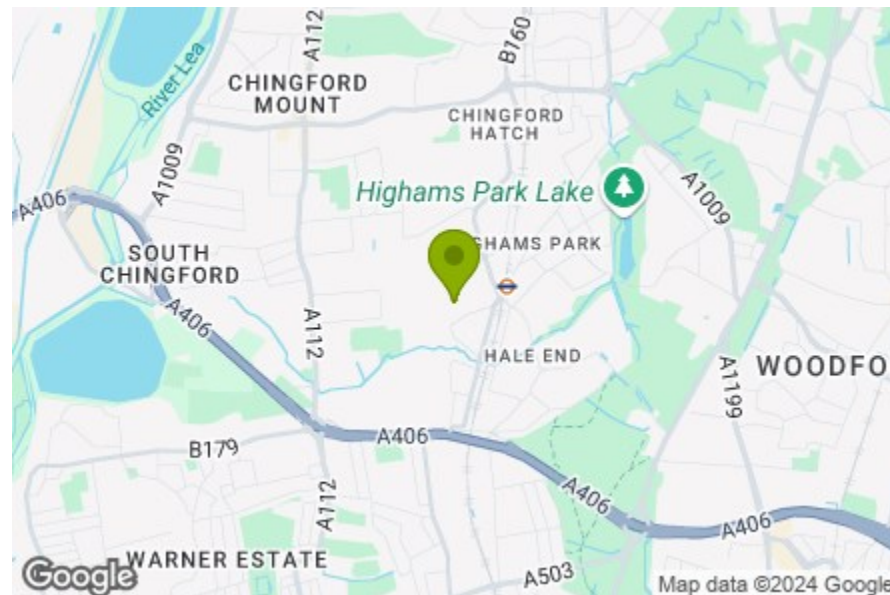
THE STOW BROTHERS



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 14/8/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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		EU Directive 2002/91/EC	

## JACKS FARM WAY, HIGHAMS PARK

Offers In Excess Of £300,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Located on the Second Floor
- Long Lease
- Moments From Highams Park Station
- Short Walk to Epping Forest
- Secure Development
- Local Amenities on Your Door Step
- Private Balcony

A bright and modern one-bedroom apartment situated on the second floor of a secure and stylishly-designed block, close to the fantastic amenities of Highams Park and the sprawling nature of Epping Forest.

Benefiting from all the perks of being newly-build, the home comes with ample storage, high spec appliances, smart fittings, spotless decor and a private west-facing balcony.

REQUEST A VIEWING  
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**E4 & N17**  
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**E17 & E10**  
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**E18 & IG8**  
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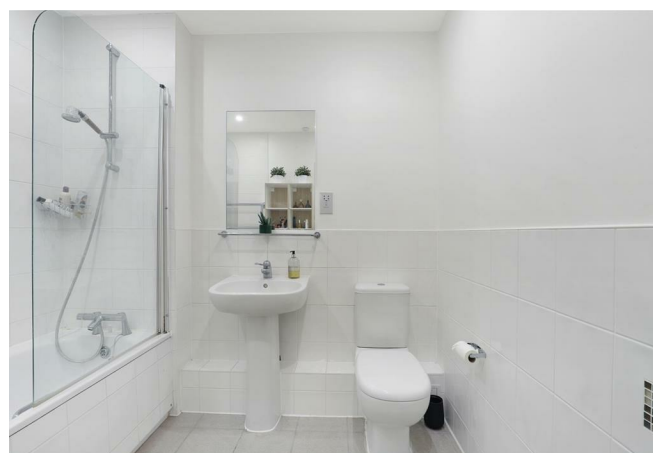
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**IF YOU LIVED HERE...**

Highams Park locals were proud when The Times newspaper recently described the area as one of 'the best places to live', and now you're becoming a fully fledged resident, congrats!

Starting at home, you'll long appreciate that the generous kitchen/reception room has plenty of room for balancing all aspects of life - and the contrast colour scheme/designer wallpaper cleverly divides the space without impacting on the flow of light. Whether you're cooking for yourself or others, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and integrated appliances.

The bedroom is just as immaculate with considered decor and soft carpeting, while the bathroom is smart and contemporary with an over-tub shower. The hallway has plenty of built-in storage, so it'll be easy to keep clutter at bay.

During warmer months you'll love making use of your spacious and private west-facing balcony, but there's plenty of nature outside...

Living so close to the vast Epping Forest will bring a great sense of peace, and you only have to walk a short distance to enjoy the buzz of living in a lively community. There's a playground at the bottom of your block, and just a bit further beyond you'll

find amenities including Vino Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren and Mood Lift. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

If you need to head further afield, you'll be pleased to discover that Highams Park station is only three minutes on foot, where you can head to Liverpool Street on the overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

**WHAT ELSE?**

- Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just 10 minutes away on foot too.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.
- You live close enough to Walthamstow that you can also benefit from the amenities of E17. Hop on a bus or Overground for the food and drink-based delights of Wood Street, Hoe Street or Walthamstow Village.



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

"I have loved living in Highams Park, and in this residential block in particular. The neighbours are all so caring and thoughtful, and we all look out for each other. The Highams Park community itself is London's best kept secret, and I'm really sorry to have to leave it. It's full of independent shops, friendly locals and everything you need on the doorstep. It's only 22 minutes to Liverpool St, 25 minutes to Oxford Circus - but it's rare that I need to go into town for anything except work. I'll also miss the flat - it's been the location of many dinner parties and cosy chats. It holds a lot of wonderful memories for me."

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