

Reception Room
15'9" x 14'7"

Kitchen
10'3" x 7'1"

Bedroom
10'4" x 13'0"

Bedroom
9'3" x 12'1"

Bathroom
5'6" x 7'5"

Balcony
11'11" x 3'3"



CHURCH AVENUE, HIGHAMS PARK Offers In Excess Of £400,000 Leasehold 2 Bed Apartment

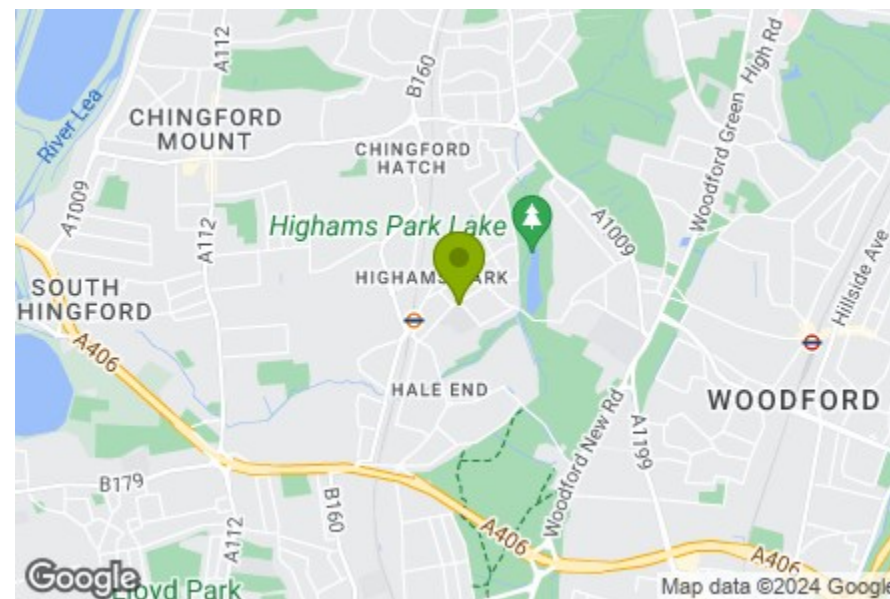


Features:

- Two Bedroom
- First Floor Apartment
- Private Balcony
- Moments to Epping Forest
- Short Walk to Highams Park Station
- Secure Underground Parking
- Log Lease
- Approx 660 Square Foot (excluding balcony)

A bright and modern two-bedroom apartment situated on the first floor of a well maintained building, close to the fantastic amenities of Highams Park and the ancient woodlands 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, a private balcony, secure underground parking, and a lovely long lease.



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		EU Directive 2002/91/EC	

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

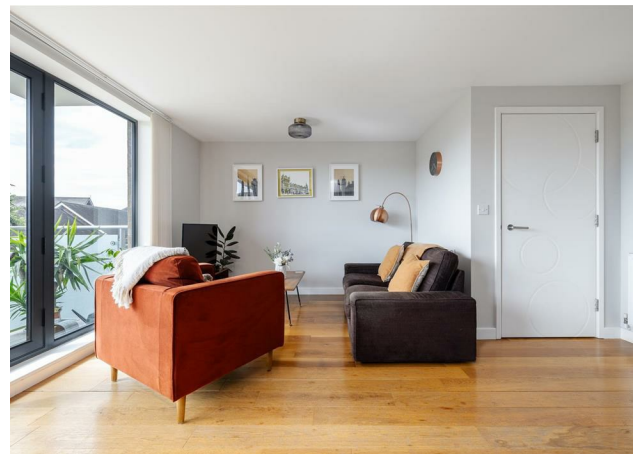
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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@STOWBROTHERS

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0203 369 6444



IF YOU LIVED HERE...

Whether this is your first, second or third home, you're set for a fantastic new start - both the location and apartment itself are spot on.

Your kitchen/living room is brilliantly spacious, with a pleasing amount of distinct between the two areas - and light flowing throughout. The kitchen space features glossy cabinets, metro brick tiles, high tech appliances and ample storage, so hosting or cooking for yourself will be a joy. The living area is brilliantly neutral - perfect as a base if you want to add your own touches, and the engineered flooring brings a lovely sense of warmth. The bedrooms are just as immaculate, while the bathroom is as contemporary as you'd expect.

You've got your own spacious balcony to enjoy, but if you want more fresh air, you're only a few minutes from Epping Forest. There's been a lot of buzz about Highams Park since The Times described it as one of 'the best places to live'. If you're new to

the area, you'll have a fantastic time exploring the neighbourhood, but if you need to leave it, you'll be pleased to know that you're a short stroll from Highams Park station, where you can nip to Liverpool Street on the overground in around 25 minutes. 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.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in stunning surroundings, it's just ten minutes on foot too
- Drivers, already delighted about the parking space, can be on the North Circular in just a few minutes.
- There's a thriving food and drink scene in Highams Park - be sure to check out Vino Tap, The Stag & Lantern Micropub, Biba & Wren, and Yaz, but you'll enjoy uncovering your own gems.



A WORD FROM THE OWNER...

"We have loved living in this apartment for the past decade. The location is perfect - a short walk from the station, park, lake and all the amenities of Highams Park village. It offers the best of both worlds: easy access to East and Central London, and incredibly beautiful green spaces on your doorstep. The flat itself is quiet, modern, and full of natural light - We'll miss sitting on the balcony on a summer's evening, taking in the view!"

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