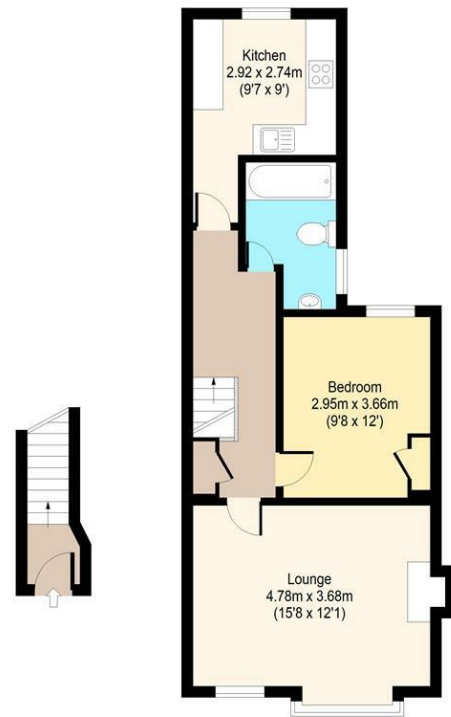


Beech Hall Road

Ground Floor
Approx. 33 Sq. meters (32 Sq. feet)

First Floor
Approx. 54 Sq. meters (581 Sq. feet)



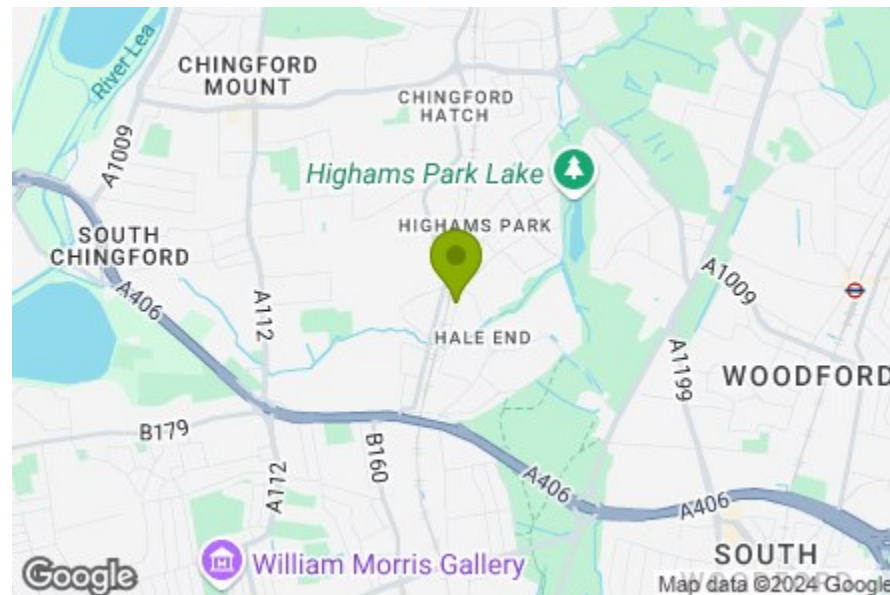
Lounge
15'8" x 12'0"

Bedroom
9'8" x 12'0"

Bathroom

Kitchen
9'6" x 8'11"

Total area: approx. 57 Sq. meters (613 Sq. feet)
For illustration purposes only - not to scale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		77
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BEECH HALL ROAD, HIGHAMS PARK Offers In Excess Of £375,000 Leasehold 1 Bed Apartment - Conversion



Features:

- One Bedroom
- First Floor
- Edwardian Conversion
- Excellent Condition
- Highams Park Location
- Minutes Away From Highams Park Station
- Close to local Amenities
- 992 Year Lease
- End of Terrace

An elegantly appointed one bedroom apartment on the first floor of a substantial Victorian end of terrace. Spacious and sturdy with a handsome brick frontage, you have beautifully bright suite of rooms here, with the speedy transport links of Highams Park station literally just two minutes walk away.

You're also just a half mile on foot from Highams Park itself, known locally as Highams Park Field. Home to the tranquil blue waters of Highams Park Lake, the park is perfect for morning jogs and evening strolls, or any time you fancy getting back to nature.

REQUEST A VIEWING
0203 369 6444

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hello11@stowbrothers.com
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E4 & N17
hello4@stowbrothers.com
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0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

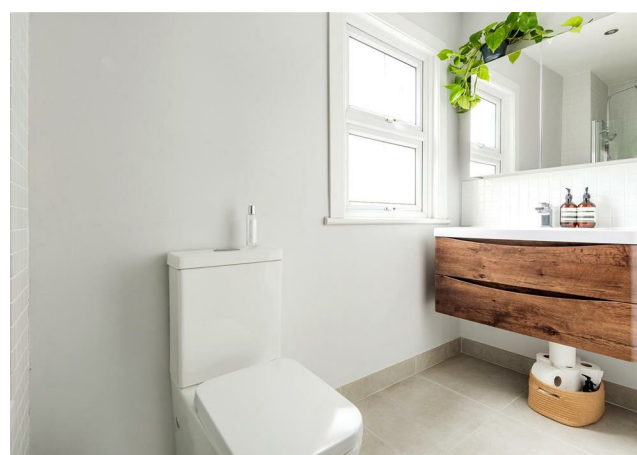
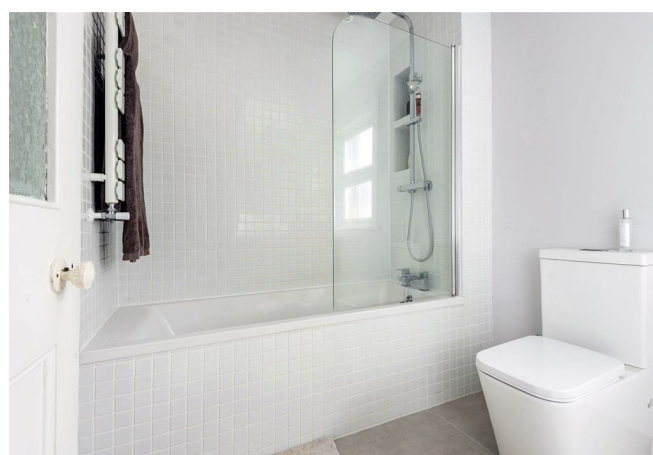
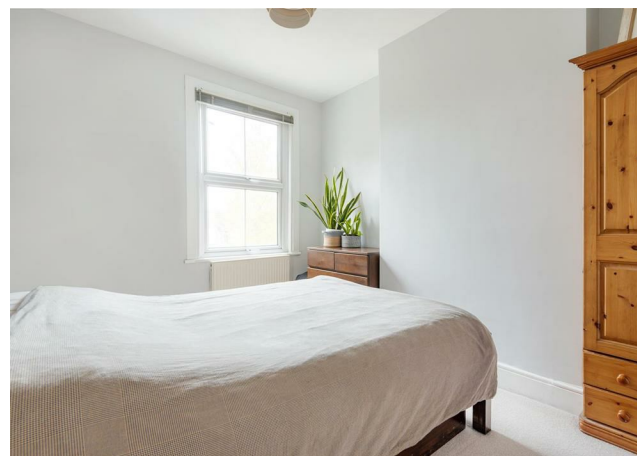
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IF YOU LIVED HERE...

You'll be stretching out in an enviable amount of living space – your front lounge alone comes in at just under 300 square feet, every inch sumptuously appointed with broad blonde engineered hardwood underfoot and a gorgeous vintage hearth, with Victorian jade tiling detail. You've plenty of space for the largest of gatherings and floods of natural light thanks to the huge bay window.

Into the hallway – bright and pristine with rich dark hardwood underfoot – and you have your bedroom on your right, a substantial 120 square foot double, carpeted and enjoying calm pastel walls. Your bathroom's an immaculate affair with flawless tiling running from floor to ceiling, while your kitchen is smartly decked out with sleek contemporary cabinetry, timber worktops, integrated appliances and space for dining.

Outside and, as mentioned, Highams Park overground station is just two minutes' walk. From here you can get directly to

Liverpool Street in twenty four minutes, putting the City less than half an hour away door to door. Alternatively, Walthamstow Central is just two stops and five minutes away for the Victoria line, Empire Cinema entertainment complex and Europe's longest street market.

WHAT ELSE?

- The County Arms, a friendly local gastropub, is just 100 yards away on the corner.
- Ideal for a professional couple, this handsome apartment is available now.
- You've plenty of extra storage space in the hallway and bedroom.



A WORD FROM THE OWNER...

"We fell in love with this flat and the road as soon as we saw it, and living here for the last 7 years has flown by. The location has been so convenient for amenities, commuting and day-to-day life that anywhere else is always going to feel like a slight challenge. This flat has been so good to us in terms of space and has never felt cramped despite us both being collectors and working from home for last few years. The living room is big enough to accommodate two WFH desks as well as all the usual elements, and recently adding shelving into the kitchen and flooring to the left has given us a lot more storage space. All areas of the flat attract good light, with the sun on the bedroom side in the morning and moving to the front throughout the day. Getting to know the neighbours over the years has also been great, with the annual yard sale and other events really creating a community feel in the area.

We're primarily moving due to new parenthood, but otherwise we could have easily stayed here much longer."

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