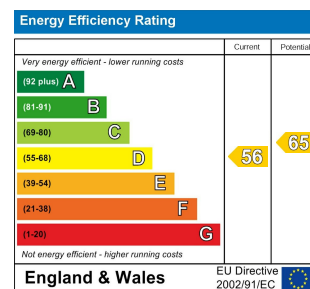
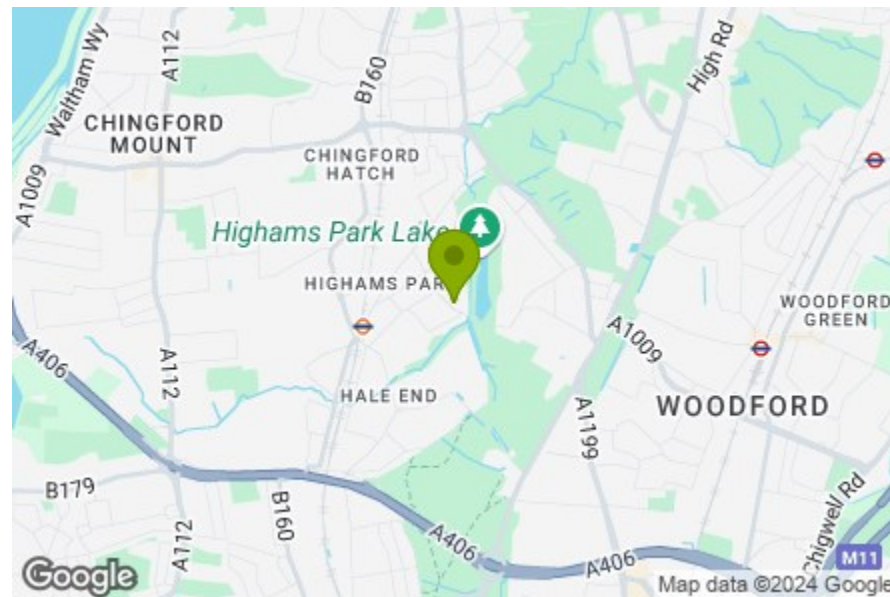


Reception Room
13'2" x 11'4"

Kitchen
9'10" x 6'4"

Bathroom
7'2" x 6'4"

Bedroom
13'1" x 9'9"



FALMOUTH AVENUE, HIGHAMS PARK Offers In Excess Of £300,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Purpose Built Apartment
- Located on the Second Floor
- Private Car Park for Residents
- Moments Away from Highams Park and Epping Forest
- A Short Walk to Highams Park Station
- Being Sold Chain Free
- Approx. 494 Square Foot
- Communal Gardens

This bright and spacious one-bedroom apartment is situated the second floor of a purpose built development and comes with plenty of perks, including a private car park. As for the location, it's just short walk from the charming amenities and excellent transport links of Highams Park. As well as having communal gardens, the property is situated just moments from the 2,400-hectare Epping Forest. It's on the market chain-free too.

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

Thanks to your second floor positioning, you can enjoy the calm that comes with skyline views - not to mention it being energy efficient to live at height. There's plenty of natural light, something you'll really appreciate in your smartly decorated reception room. There's plenty of room for socialising or relaxing, and the separate kitchen will be convenient, especially with its plentiful units. The double bedroom is spacious, while next door you'll find your handily placed bathroom, with smart fittings and an over-tub shower.

As for beyond, the glorious and historic Epping Forest is on your doorstep, as is Highams Park (as in the actual park, not the wider area), which houses a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, the Highams Park neighbourhood has a quaint village-esque feel, and locals weren't at all surprised when The Times newspaper names it one of the best areas to live last year.

Not sure where to start exploring? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only an 11 stroll to Highams Park station, where you can nip to Liverpool Street on the Overground in around 25 minutes. It's only two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line, or enjoy the amenities in E17, too.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in lovely surroundings, it's just 12 minutes on foot too
- Drivers can be on the North Circular in just a few minutes, and the M25 in around quarter of an hour. It'll be handy having use of a private car park too.
- You've got quick access to several neighbouring areas, including Woodford, Chingford, the aforementioned Walthamstow and South Woodford, which has a Waitrose and an M&S, as well as a cinema.



A WORD FROM THE OWNER...

"Highams Park has seen a significant increase in the opening of businesses and services over the years, giving it a real community feel. There's so much you can do, even just by walking or using public transport. The top-floor apartment is surrounded by trees and greenery, and whether you're in the living room or bedroom, you have privacy and a scenic view. It's perfectly placed between the station, great local schools, and the recently renovated Highams Park lake, offering plenty to do, walk, and explore in the village and green spaces."

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