

Reception  
18'6" x 18'9"

Kitchen  
9'2" x 6'2"

Bedroom  
8'7" x 10'9"

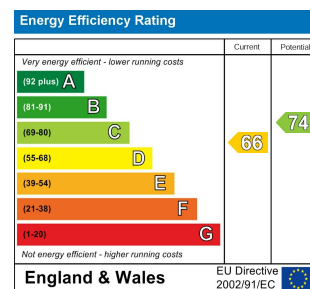
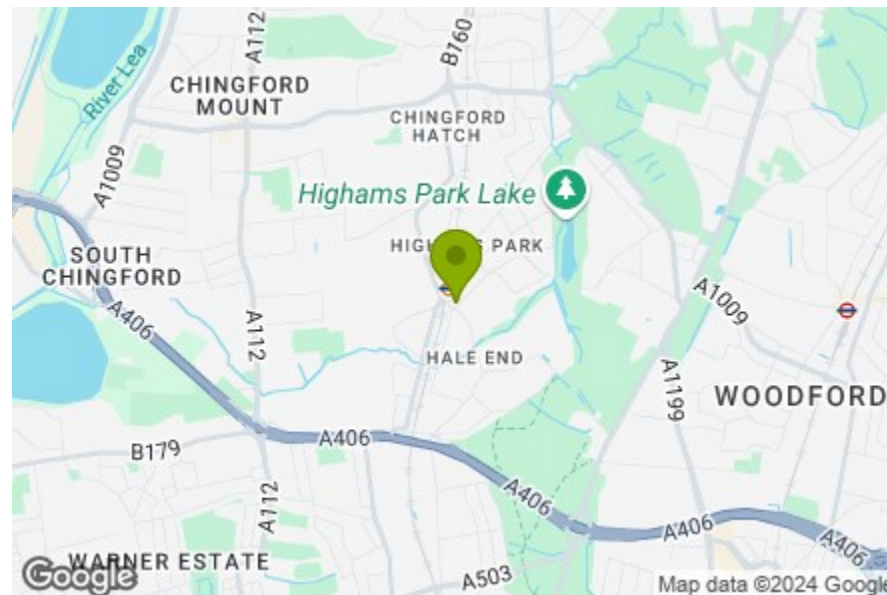
Bedroom  
9'0" x 13'11"

Bathroom  
5'6" x 6'1"

Garage  
7'10" x 15'9"

Total Area (Excluding Garage): 62.4 m<sup>2</sup> ... 672 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## HANDSWORTH AVENUE, HIGHAMS PARK

Asking Price £400,000 Share of Freehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Ground Floor
- Moments from Highams Park Station
- Approx. 672 Square Foot
- Private Garage
- Short Walk to Epping Forest
- Communal Gardens
- Chain Free

Situated close to Epping Forest in the much sought-after Highams Park area, this bright two-bedroom apartment is set on the ground floor of a purpose built block, with a separate reception and kitchen, plenty of storage space, a garage and spacious communal gardens. Highams Park station is a short stroll away, and you'll find yourself surrounded by a lively array of top quality cafes, bars and shops too.

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0203 369 6444

**E11, E7, E12 & E15**  
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0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

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**IF YOU LIVED HERE...**

With 672 square feet of internal space, this is a home you can really make your own and enjoy spreading out in. Due to the generous proportions, the reception room has a bright and brilliant feel. As well as having custom shelving, there's plenty of room for a dining table, and the kitchen will be extra convenient, especially with its smart units and stylish tiling. There's even a separate utility area - a real luxury if you've not had one before.

The double bedrooms are nicely balanced - both have in-built storage, while the bathroom is a good size with an over-tub shower.

On warmer days, you'll love making the most of your huge communal gardens, but there's plenty of nature outside... Living so close to the vast Epping Forest - and the open space of Highams Park itself - 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. VINO Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren and Mood Lift are all great places to try. There's also the convenience of a Tesco Superstore and other chains should you need essentials and the library is just around the corner too.

If you need to head further afield, you'll be pleased to discover that Highams Park station is only around five 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, already pleased about the garage, 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 EXPERT....**

"Being situated 5 minutes from both the lake, Highams Park, Epping Forest and the train station we have enjoyed many walks and excursions in both the local green spaces and further through the forest.

Both pubs in the area are family friendly, the Royal Oak has outside space and has been our place of choice for food along with the Curry Kitchen when treating visiting friends and family.

We've enjoyed some brilliant annual community activities, including advent parades and trails, jumble sales, and music and sports events organised by Humphrey's Cafe. Highams Park residents also get very involved in halloween festivities! We have been involved with the Highams Park Arts Club and Woodlarks Forest School for pre-schoolers. We've enjoyed picnics in the front and back garden and will miss our kind neighbours and the community spirit in the area."

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