

Reception
13'0" x 14'5"

Kitchen
13'0" x 6'6"

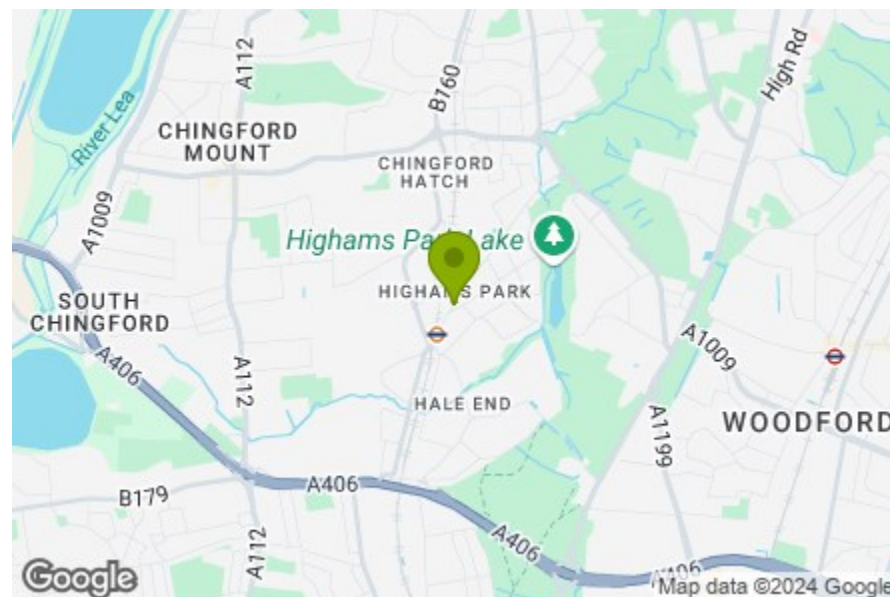
Bedroom
11'8" x 9'5"

Bedroom
16'0" x 11'0"

Bathroom
5'6" x 6'10"

Total Area: 73.3 m² ... 789 ft²

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.

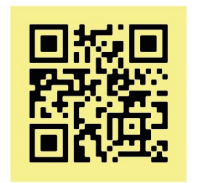


Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



THE AVENUE, HIGHAMS PARK

Offers In Excess Of £400,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedrooms
- Second Floor Apartment
- Short Walk to Highams Park Station
- Moments From Epping Forest & Highams Park Lake
- Private Parking
- Appox. 789 Sq ft
- Private Front Door
- Share of Freehold

Set on the Second floor of a purpose built block in the increasingly sought-after Highams Park area, this two-bedroom property has highlights aplenty, including a sole-use front door, a separate kitchen and reception, private parking, spacious communal gardens, ample storage space and a lovely mid century style. The lease is nice and long too.

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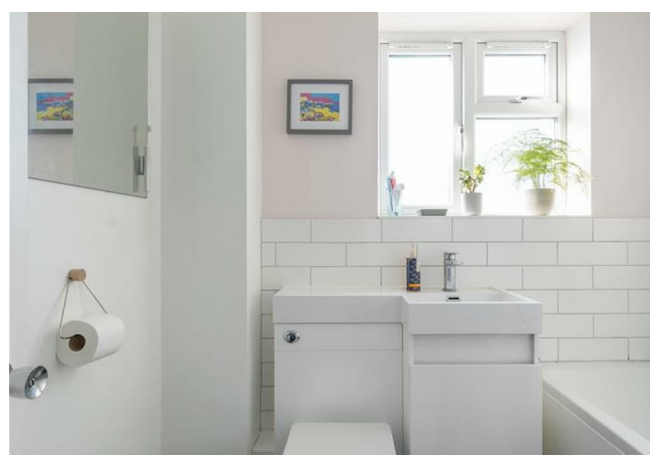
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IF YOU LIVED HERE...

With 789 square feet of internal space, this is a home you can really enjoy settling into. It's all been so beautifully finished that it'll be a pleasure to unpack your own belongings. Due to huge south-west facing windows and generous proportions, the reception room has a bright and brilliant feel, with a lovely warmth courtesy of the gorgeous cork flooring. There's plenty of room for working or socialising, and the separate kitchen will be extra convenient, especially with its sleek units and top notch appliances. The bedrooms are both spacious doubles - one with smart in-built storage. The hallway offers more storage, as well as access to the bathroom - gloriously modern with sparkling fittings and an over-tub shower.

On warmer days, you'll really appreciate the communal gardens, but you don't have to travel far for more greenery; the glorious and historic Epping Forest is just a stroll away, as is Highams Park itself, which houses a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, Highams Park has a distinctly village-esque feel, and the amenities are just as charming. Not sure where to

start? 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 a short 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. The area is well served by buses and cycle routes too.

WHAT ELSE?

- Your new local is The Larkshall. This grand pub partially dates back to the 16th Century, making it one of the oldest in the area. While the interiors are striking, it'll be the large gardens that beckons in summer. It's just 14 minutes on foot.
- Drivers, already delighted about the private parking, can be on the North Circular in just a few minutes.
- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.



A WORD FROM THE OWNERS...

"When people visit they say "why are you selling this flat? - it's gorgeous and the location is so great" and we say, 'we know, we love it'. We have transformed this place into a bright, light home.

It is peaceful and spacious with lovely views from the large windows of Epping forest on one side and big sunset skies over tree tops on the other. It is warm and cosy and we have been blessed with lovely neighbours; a real community feel with the beautiful shared gardens.

The wider community here in HP is also very special. The independent shops, local bars and eateries, to kids clubs and local festivals. A short walk to Highams Park station; a 20 minute ride to Liverpool street, or an even shorter walk to the stunning lake, forest and The Highams Park. We have loved living here."

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