



Total Area (Excluding Balcony): 53.1 m² ... 571 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.

Kitchen/ Lounge/ Dining Room
12'9" x 19'5"

Balcony
8'8" x 4'5"

Bedroom
8'10" x 14'0"

Bathroom
8'10" x 6'8"

Storage

Storage



JACKS FARM WAY, HIGHAMS PARK

Offers In Excess Of £320,000 Leasehold
1 Bed Apartment - Purpose Built



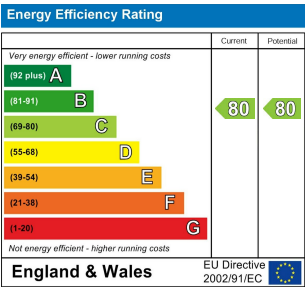
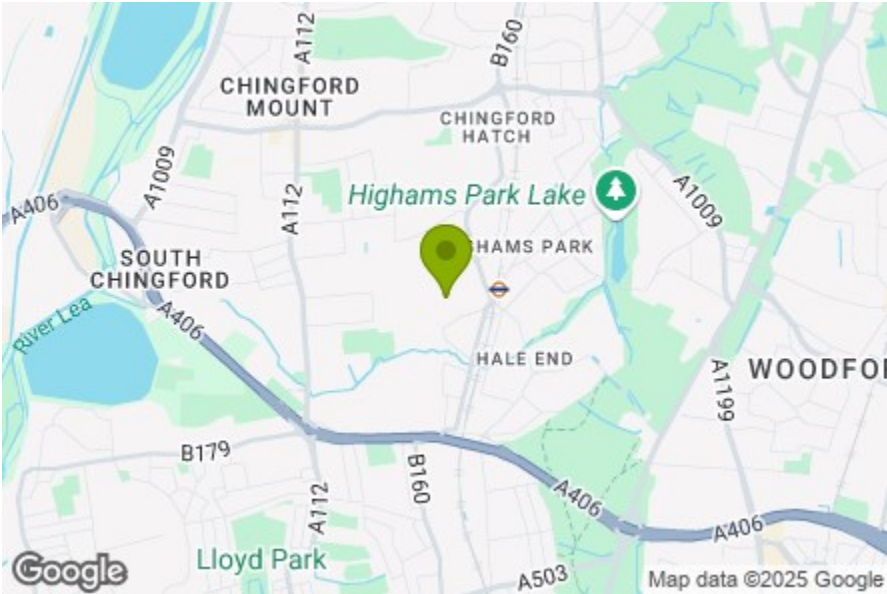
Features:

- One Bedroom Apartment
- Top Floor Property
- Modern Development
- West Facing Private Balcony
- 113 Year Lease
- Short Walk to Epping Forest
- Moments from Highams Park Station
- Approx 571 Square Foot

A bright and modern one-bedroom apartment situated on the third floor of a secure and stylishly-designed block, close to the fantastic amenities of Highams Park including transport links, and the sprawling nature of Epping Forest.

Benefiting from all the perks of being newly-built, the home comes with ample storage, high spec appliances, smart fittings, spotless decor and a private west-facing balcony. The 115 year lease is another excellent bonus.

REQUEST A VIEWING
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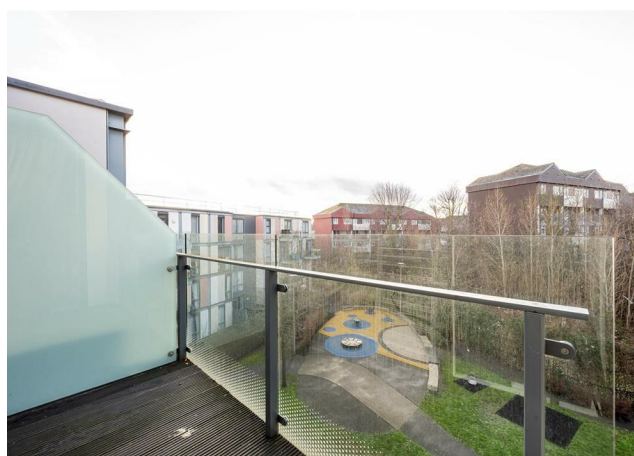
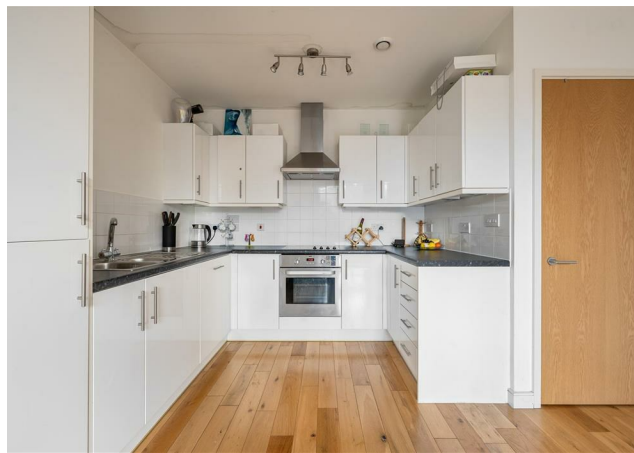
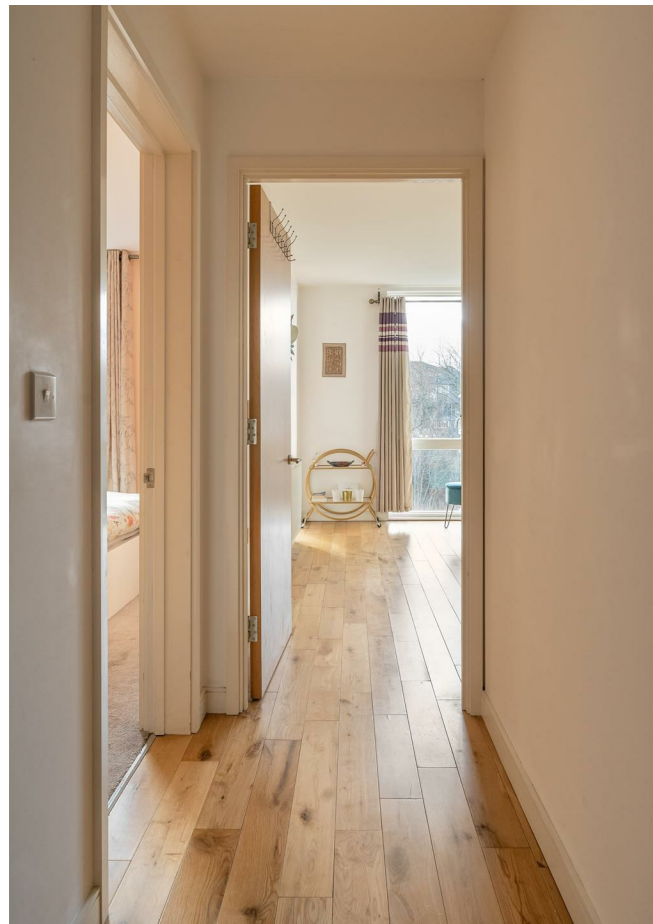
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IF YOU LIVED HERE...

Highams Park locals were proud when The Times newspaper described the area as one of 'the best places to live', and you're about to discover why firsthand!

Starting at home, you'll long appreciate that the generous kitchen/reception room has plenty of room for balancing all aspects of life. Whether you're cooking for yourself or others, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and integrated appliances.

The bedroom is just as immaculate with considered decor and soft carpeting, while the bathroom is smart and contemporary with an over-tub shower and a cheery pop of colour. The hallway has plenty of built-in storage, so it'll be easy to keep clutter at bay.

During warmer months you'll love making use of your spacious and private west-facing balcony, and being on the top floor means you've got an extra sense of seclusion, not to mention energy efficiency.

Living so close to the vast Epping Forest 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. There's a playground at the bottom of your block, and just a bit further beyond you'll

find amenities including Vino Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren and Mood Lift. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

If you need to head further afield, you'll be pleased to discover that Highams Park station is only three 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 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 OWNER.....

'This is my first home and it's lovely & has been well taken care of. As it's on the top (third) floor, it's quiet with no-one clattering around above, with nice views over the communal gardens.

I've kept it bright and airy with a neutral design so it's move in ready. Being a new-build, the flat's very economical with bills. I'm only leaving as I now require an additional bedroom."

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