

Reception Room
21'3" x 10'9"

Kitchen
8'11" x 8'0"

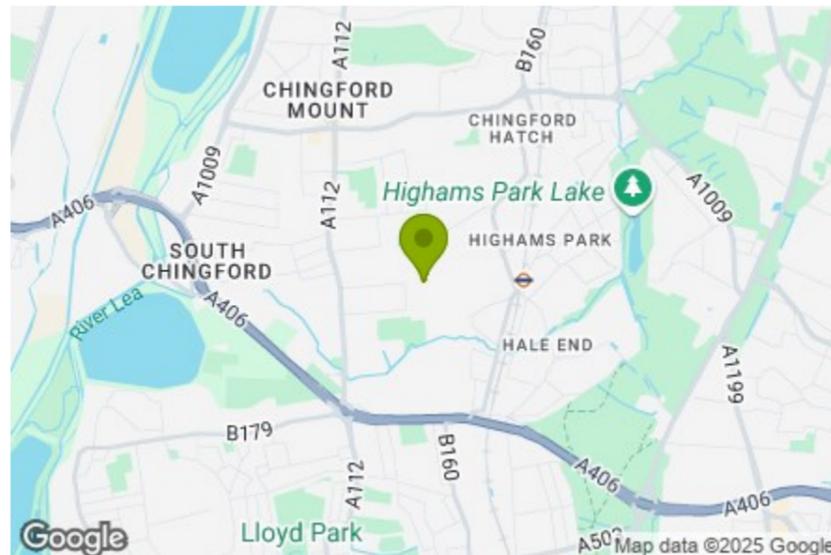
Bedroom
8'2" x 11'5"

Bedroom
8'2" x 8'0"

Bathroom
6'7" x 5'3"

Total Area: 52.9 m² ... 569 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	
(81-91) B	
(69-80) C	67
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	74
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



HIGHAM STATION AVENUE, HIGHAMS PARK

Asking Price £335,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Property
- Purpose Built Apartment
- Communal Garden
- Short Walk to Highams Park Station
- Long Lease/Zero Ground Rent
- Access to Epping Forest
- Approx. 569 Sq Ft
- Being Sold Chain Free
- Allocated Parking Space
- Located In A Quiet Cul-De-Sac

This purpose built two bedroom apartment on the third floor of a low-rise modern block is located in a popular residential cul-de-sac just a ten minute walk from the neighbourhood centre of Highams Park with its many shops, amenities and overground station. The apartment has leafy views and is set in landscaped communal gardens, and the green space of Highams Park is within easy walking distance.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'd appreciate the benefits of living in a purpose-built apartment, with its logical layout, plentiful storage space, and modern décor, fixtures, and fittings. The property is set around a central hallway with two built-in cupboards and is decorated in a stylish white and grey colour scheme, with wood laminate flooring, downlighters and spotlights, a well-equipped fitted kitchen, and a contemporary bathroom. It's double glazed and has all-electric heating. No space is wasted with all rooms accessed directly from the hallway. The apartment has a dual north-south aspect, and the large living room and separate kitchen are on the sunny south-facing side. Both bedrooms have north-facing windows, great for relaxation and rest, and the bathroom is conveniently located in the centre. The living room is over 21 ft long so there's plenty of space for a lounge area and dining zone. Two sets of spotlights illuminate these areas and there's excellent natural light from the large south-facing bay window. The kitchen is an approximately square room with three walls of fitted cabinets and a combination of integrated and freestanding appliances, with lovely light and leafy views thanks to a window above the sink. The main double bedroom measures 11'5" by 8'3" and has a fitted wardrobe,

whilst the second bedroom is just over 8 ft square and also has fitted cupboards. Both bedrooms are carpeted for comfort. The bathroom has complementary large format wall and floor tiles, and has a large shower cubicle, a washbasin console, and a concealed cistern WC. Downlighters provide good light levels and there's also a built-in storage shelf. Outside, there's a delightful communal garden to the rear of the property with a large lawn bordered by a paved path, mature planting, and trees.

WHAT ELSE?

- Highams Park overground station, just over half a mile away, has regular and direct 23-minute overground trains to the City.
- The friendly neighbourhood centre of Highams Park with its independent local shops, bars and restaurants is within easy walking distance, 10-15 minutes away.
- There are plenty of green spaces nearby, including local parks, playing fields, and sports clubs. Highams Park is a mile away and offers easy access to Epping Forest.



WORD FROM THE EXPERT...

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. If you fancy a nice coffee pop into Biba & Wren Coffee Shop.

My favourite local walk to where I live is through Epping Forest from Highams Park to Chingford Plains, ending at The Butlers Retreat.

If you fancy a bike ride The Lea Valley is expansive and offers plenty of different routes in and out of London. The area is the perfect halfway house, offering all the benefits of London but with the green space and community feel of a countryside village! I also love the variety of different architecture on offer throughout E4."

JON VIDAL
E4 BRANCH MANAGER

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