

Kitchen/ Lounge/ Diner
13'0" x 19'4"

Balcony
12'11" x 5'1"

Bedroom
10'5" x 12'4"

Bathroom
6'9" x 6'8"

SECOND FLOOR

Total Area (Excluding Balcony): 46.8 m² ... 504 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.



LARKSHALL ROAD, HIGHAMS PARK

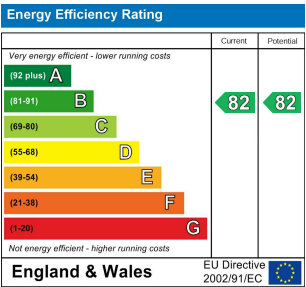
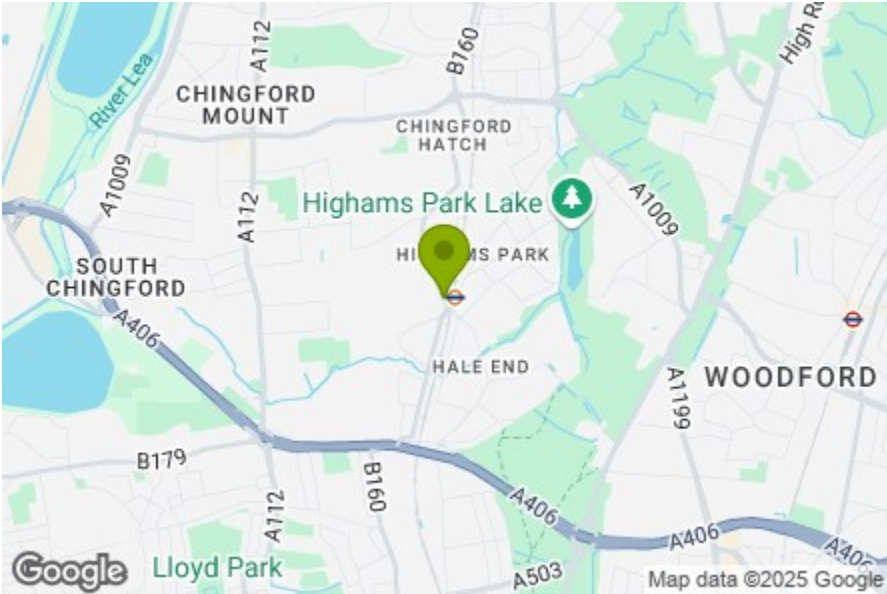
Offers In Excess Of £300,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Second Floor
- Chain Free
- Approx 504 Sq Ft
- Moments from Highams Park Station
- Private Balcony
- Long Lease
- Short Walk to Epping Forest
- Close to Local Amenities

This stylish one-bedroom apartment offers an exceptional open-plan living space, complete with a stunning terrace and high ceilings that enhance its airy, spacious feel. Spanning 504 sq. ft. on the second floor, it comes with the added reassurance of a long lease and is offered chain-free —perfect for those eager to move straight in. Located just moments from the vast green expanse of Epping Forest, yet with every local convenience right at your doorstep, this home is an ideal choice for individuals or couples seeking a seamless blend of luxury and lifestyle in a vibrant neighbourhood.



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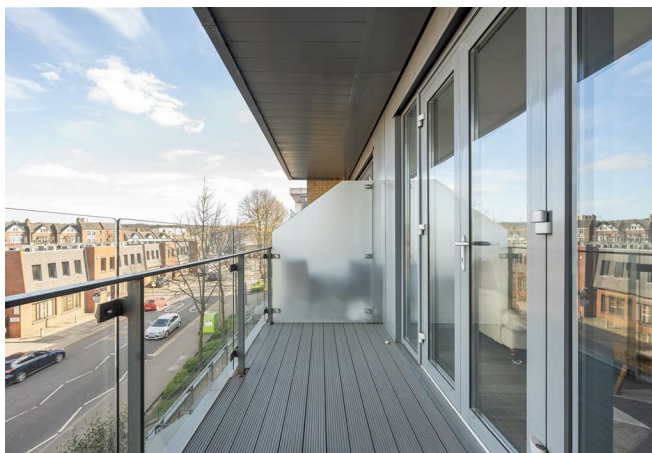
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IF YOU LIVED HERE

Nestled in the heart of Highams Park village, this stylish apartment combines modern comfort with unbeatable convenience, connected to the Tesco building and just steps from independent shops, cafés, and restaurants.

Beyond the secure gates, a welcoming hallway greets you with an unexpectedly generous built-in storage cupboard—perfect for tucking away life's essentials. To the left, the bathroom consists of high-gloss black tiles that meet crisp white walls for a bold, contemporary contrast. A glowing strip of blue LED lighting adds a hint of drama, while the mirrored cabinet and heated towel rail bring both practicality.

The true showstopper is the expansive open-plan living area, where sunlight pours in through floor-to-ceiling glazed windows and double doors, leading onto the private balcony. Engineered wood flooring stretches beneath your feet, while recessed lighting sets a warm, inviting tone. The monochrome kitchen is effortlessly chic, with black and white cabinetry, integrated high-spec appliances, and a subtle terrazzo countertop that offers ample prep space and doubles as a breakfast bar for casual dining or catching up over coffee.

Step outside onto the 62.97 ft² balcony, where a glass balustrade ensures uninterrupted views of the neighbourhood. It's the perfect spot to soak up the

morning sun or unwind as the evening lights flicker on around you.

Finally, the double bedroom offers a tranquil escape, softly carpeted for comfort and lined with an impressive width of windows that bathe the space in natural light. A built-in wardrobe provides seamless storage, keeping the space uncluttered and serene.

Stylish, spacious, and bathed in natural light, this apartment is a perfect blend of modern design and everyday practicality.

WHAT ELSE?

- Highams Park is a wonderful balance of expansive green space and local convenience with great transport links.
- On the edge of Epping Forest, it provides plenty of opportunities for walks, cycling, and picnics in nature, while the scenic Highams Park Lake also adds to its charm.
- The area boasts a strong sense of community, with friendly local shops, cosy cafes, and a growing number of independent businesses. 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.
- Excellent transport links, including Highams Park Station just a brief stroll away, make commuting easy, with regular trains taking you to Liverpool Street in under 25 minutes with connections to the Victoria Line at Walthamstow Central for easy access to other parts of London.



A 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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