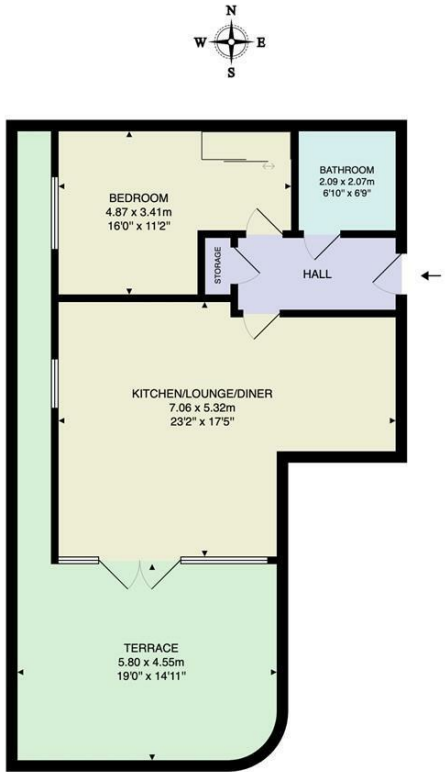




Kitchen/ Lounge/ Diner
23'1" x 17'5"

Bedroom
15'11" x 11'2"

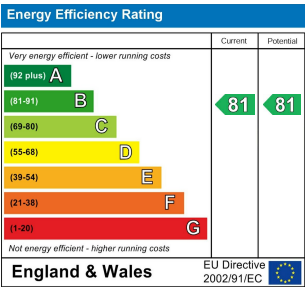
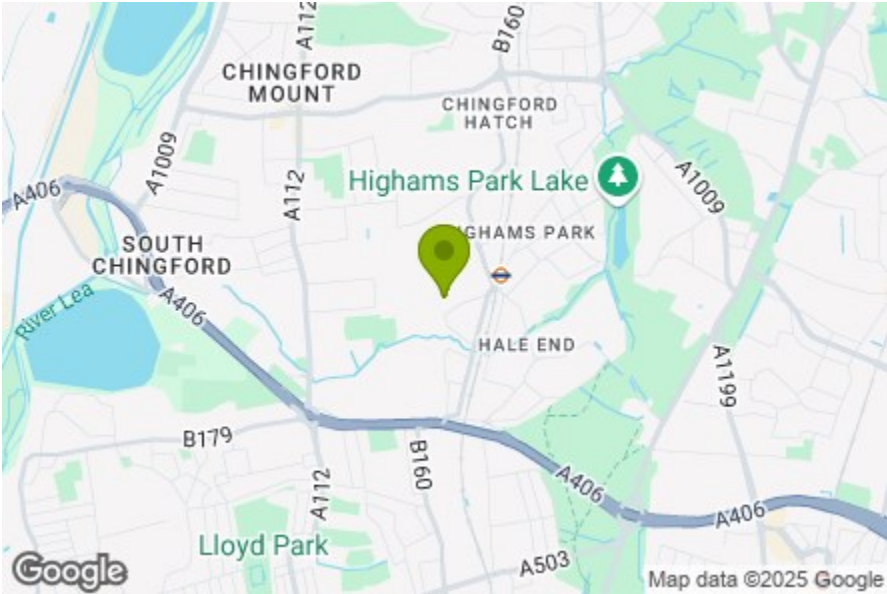
Bathroom
6'10" x 6'9"

Terrace
19'0" x 14'11"

GROUND FLOOR

Total Area (Excluding Terrace): 57.3 m² ... 617 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.



JACKS FARM WAY, HIGHAMS PARK

Asking Price £340,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Large Balcony
- Close to Local Amenities
- Minutes Away From Highams Park Station
- A Short Walk to Epping Forest
- Communal Bike Locker
- Secure Development
- Ground Floor
- Approx. 617 Square Foot

A bright and modern one-bedroom apartment situated on the ground floor of a secure and stylishly-designed block, close to the fantastic amenities of Highams Park 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, a private terrace, bike storage and a communal roof terrace.

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E8, E9, E5, N16, E3 & E2
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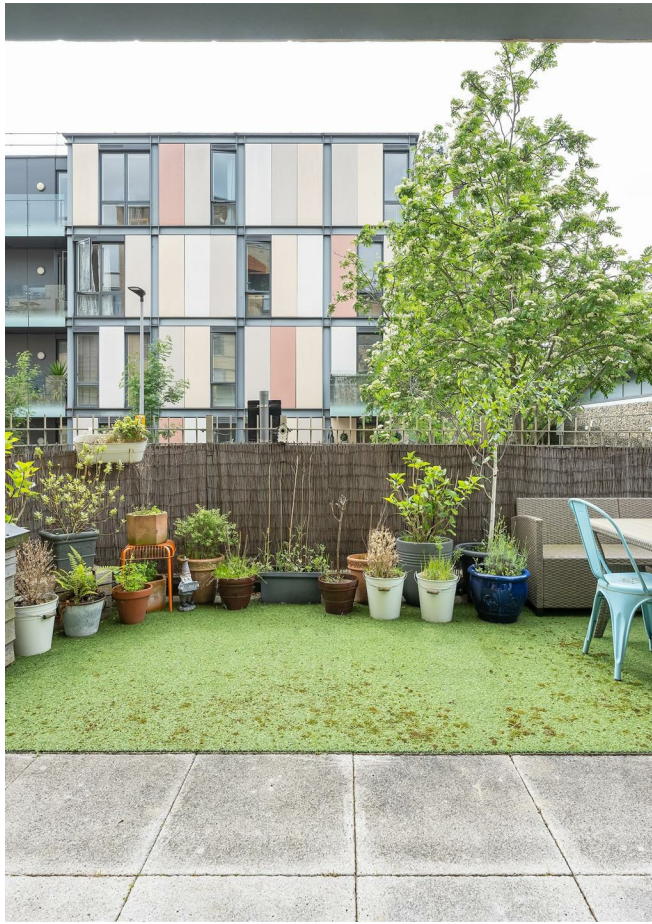
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IF YOU LIVED HERE...

There's been a lot of buzz about Highams Park since The Times recently described it as one of 'the best places to live'. Naturally, we couldn't agree more - and this home is in the heart of it...

Thanks to the large amount of natural light, your 617 square foot home enjoys a fantastic sense of space. If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of room for balancing all aspects of life - and the contrast colour scheme cleverly divides the space without impacting on the flow of light. 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.

During warmer months you'll love making use of your spacious and private south-facing terrace. Meanwhile, the communal roof terrace has been cleverly designed with plenty of space for residents to spread out or come together.

Living so close to Epping Forest will bring a great sense of peace, but 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....

"I've lived here since it was built, it's been a joy! the property is so well built and insulated . The local area is a dream in terms of transport, cafes and shops. "

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