

Reception
12'11" x 14'3"

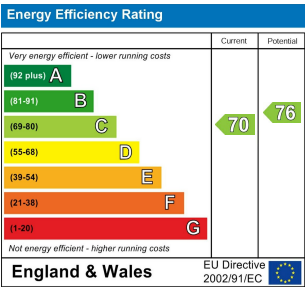
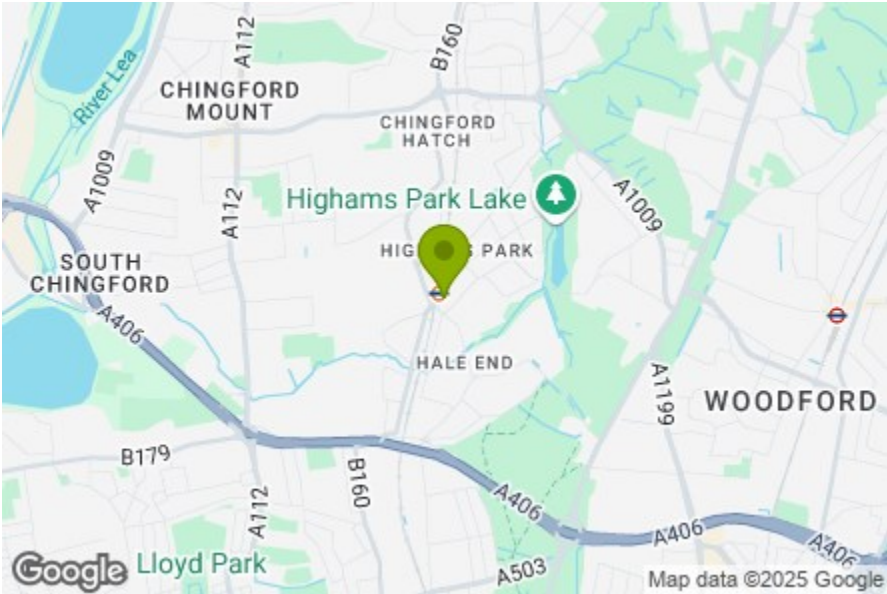
Kitchen
12'11" x 6'9"

Bathroom
5'4" x 6'8"

Bedroom
16'0" x 10'10"

Bedroom
11'9" x 9'6"

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.



THE AVENUE, HIGHAMS PARK

Offers In Excess Of £375,000 Share of Freehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Ground Floor Apartment
- Short Walk to Highams Park Station
- Being Sold Chain Free
- Long Lease
- Moments From Epping Forest
- Private Garage at Rear
- Approx. 789 Square Foot
- Patio Doors with Direct Access onto Communal Gardens

This spacious two-bedroom ground floor apartment offers a fantastic blend of comfort and practicality. With generous proportions throughout, it features a bright reception room with patio doors that open onto well-tended communal gardens. The apartment comes with the advantage of private parking and is being sold chain free, ensuring a smooth move. You'll enjoy a long lease, a short stroll to Highams Park Station, and the natural beauty of Epping Forest just moments away. Offering approximately 789 square feet of living space, this is a superb opportunity in a sought-after and well-connected location.

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IF YOU LIVED HERE...

The exterior of the building features a classic brick façade with crisp white banding, all set within neatly maintained communal grounds. Mature trees and colourful planted borders soften the architecture, while paved pathways guide you through the development, creating a welcoming and well-kept first impression. Inside, the hallway offers a warm introduction with wood-effect flooring, arched doorways, and numerous built-in cupboards to keep things organised. The reception room is a lovely, light-filled space with patio doors opening directly onto the communal gardens, making it ideal for both relaxing and entertaining. A decorative ceiling rose and an ornate fireplace add charm and character. The kitchen is a generous and practical space with an abundance of worktop and storage areas. Though the style leans toward an earlier era, everything is in excellent condition, offering a functional and inviting setting for daily life. The main bedroom is impressively spacious, with a window drawing in natural light and plenty of room for a double bed and additional furniture. The second bedroom is also a great size, comfortably fitting a double bed and featuring a built-in double wardrobe, with coving at the ceiling lending a traditional flourish. The bathroom has a well-planned layout, complete with a corner shower, extensive built-in cabinetry, and tiled finishes, complemented by a decorative window blind. Throughout the hallway, three additional storage cupboards help keep the home clutter-free, ensuring every inch is put to good use.

The surrounding area has a wonderfully balanced feel, blending a peaceful residential atmosphere with excellent local amenities. You'll find a good mix of independent shops, cafes, and everyday conveniences nearby, along with green spaces that make this a popular choice for those seeking both city access and a sense of escape. There's a genuine sense of community here, with neighbours who tend to stick around and local events that bring people together. Combined with the easy access to Epping Forest, cosy pubs like The Stag and Lantern with its rotating craft ales and laid-back atmosphere, and the welcoming Larkshall, living here offers both ease and connection, all within a well-served, leafy corner of East London. Whether you're in the mood for a woodland stroll, a quiet drink with neighbours, or simply enjoying the charm of the local community, this area provides a perfect blend of green space, character, and city access.

WHAT ELSE?

Getting around is easy, with Highams Park Station just an 11-minute walk away, offering swift connections to Liverpool Street and beyond. A range of local bus routes run nearby, linking you to surrounding areas and making everyday travel straightforward. For drivers, the valuable bonus of private parking means you can come and go without the hassle of street parking – a real plus in this part of London. Whether by train, bus, or car, you're well connected here.



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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