



Castle Avenue, Highams Park

£1,750 Per Month

2 bed, Apartment - Purpose Built



Total Area: 66.0 m² ... 711 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Features

- Available July
- Two Bedroom Apartment
- Recently Renovated
- Private Garage
- Moments from Epping Forest
- Short Walk to Highams Park Station

Recently renovated two-bedroom apartment situated on the ground floor in this low-rise contemporary development, close to Higham's Park Station. This property comprises of a large reception room leading onto the balcony, a modern fitted kitchen, two good-sized bedrooms and a bathroom that has been fitted with a new bath and shower. This apartment has been fitted with herringbone wood effect vinyl flooring. It also includes a garage and offers lovely communal gardens to the rear with access to a washing line.

This apartment has been finished to an excellent standard throughout and is offered on an unfurnished basis.

This development is nicely placed between the amenities of Larkshall Road and the open natural space of Highams Park itself.



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## ➡ IF YOU LIVED HERE...

Your wonderfully expansive lounge/diner will surely become the beating heart of your new home, totalling an impressive 200 square feet, the oversized window set ushers in lashings of natural light and frames the pleasant views of your grounds. Pale engineered hardwood runs underfoot and you have direct access to your secluded, sheltered balcony. The perfect spot to enjoy a morning coffee.

Next door your kitchen's a sleek, contemporary affair with glossy mint green worktops, matching splashbacks and white fitted cabinets. Down the hall and the bathroom's immaculately tiled from floor to ceiling, with smoky slate effect underfoot. Finally, both bedrooms are solid doubles of 100 and 130 square feet respectively, cheerfully finished with soft carpet underfoot.

Outside and it's just a five minute walk to Highams Park overground, where you can get directly to Liverpool Street in twenty three minutes, putting the City less than half a mile away door to door. Heading to the West End? Walthamstow Central is just two stops and five minutes away for a quick swap to the Victoria line.



## WHAT ELSE?

- Highams Park station is surrounded by all the day to day essentials you could need, from cafe to supermarkets, pharmacies to dry cleaners, all right on your doorstep.
- With generous units in both hallways, you have a welcomingly rare amount of fitted storage for a London pad.
- Known locally as 'The Highams Park' and landscaped in the late eighteenth century by Humphry Repton (immortalised in the on site Humphry's Cafe), the open green spaces that give your new neighbourhood its name are just five minutes' walk anytime you fancy getting back to nature.