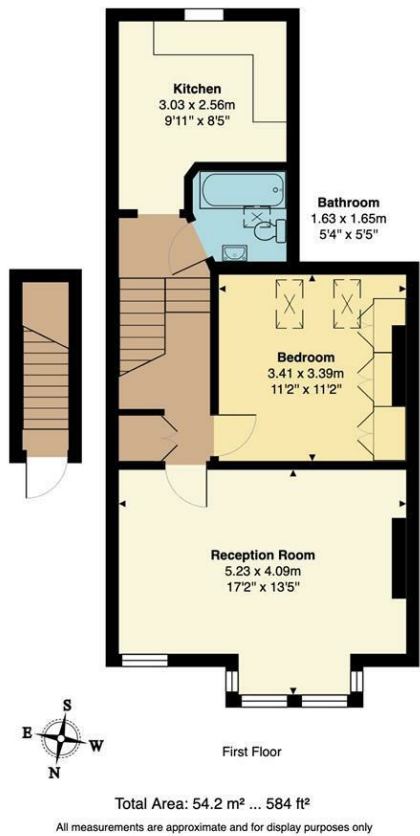




Reception Room
17'1" x 13'5"

Kitchen
9'11" x 8'4"

Bedroom
11'2" x 11'1"

Bathroom
5'4" x 5'4"



BEVERLEY ROAD, HIGHAMS PARK

Offers In Excess Of £350,000 Share of Freehold

1 Bed Apartment - Conversion



Features:

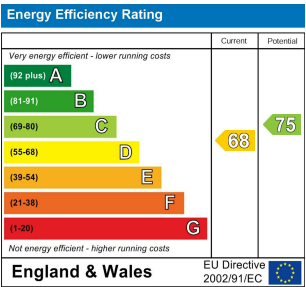
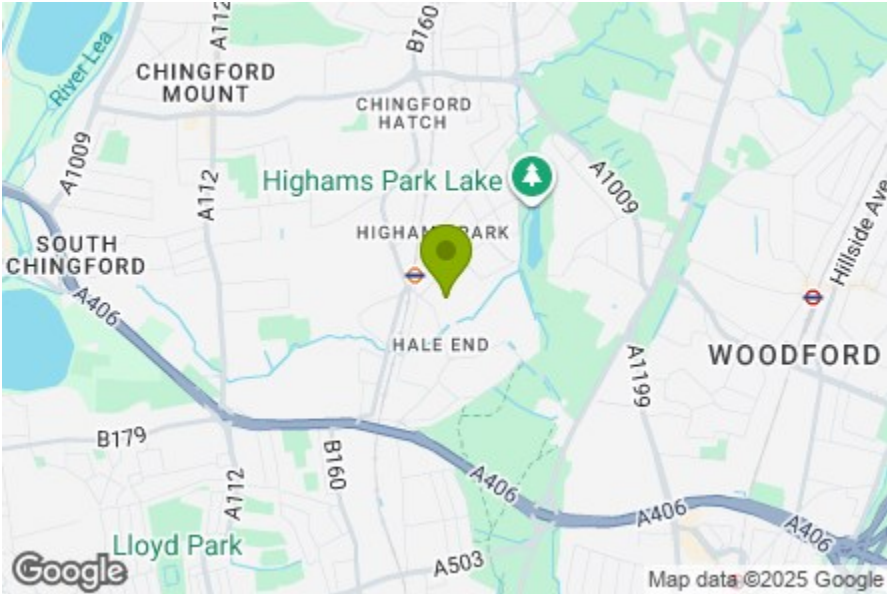
- One Bedroom
- Chain Free
- Moments From Highams Park Station
- Top Floor Flat
- Approx. 584 Square Foot
- Potential to Convert (STPP)
- Short Walk to Epping Forest
- Share of Freehold

This charming one-bedroom apartment sits on the top floor of a period conversion, just moments from Highams Park station and a short stroll from Epping Forest.

Inside, you'll find generously sized rooms filled with natural light, original character features, and lovely tree-top views. Added bonuses include chain-free status and exciting potential to extend into the unconverted loft.

REQUEST A VIEWING

0203 369 6444



E11, E7, E12 & E15
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E4 & N17
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IF YOU LIVED HERE...

You'll enjoy spreading out in this 584-square-foot home from the moment you move in. The reception room is tastefully decorated, with hardwood flooring and characterful touches like a fire surround with jade hearth, all bathed in light from generous windows.

The bedroom is a good size with more smart décor, while the kitchen is both charming and practical. The bathroom follows suit, with vintage-style fittings and an over-tub shower. The loft remains unconverted, offering exciting potential for the future.

Highams Park itself has a distinct village-y feel, thanks to the railway crossing and clock tower, and the amenities are just as appealing. Try Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz — or make use of the Tesco Superstore and other convenient chains for everyday essentials.

You're only a short stroll from Highams Park station, with Weaver

Overground trains to Liverpool Street in around 25 minutes. Just two stops down the line at Walthamstow you can connect to the Victoria line, and the area is also well served by buses and cycle routes.

For green space, the historic Epping Forest is just minutes away, as is Highams Park itself with its tranquil lake, flower meadows, and the popular Humphry's café. So enjoy the comfort of your new home — you'll be busy exploring everything this excellent area has to offer.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy a drink and some delicious food in charming surroundings, it's just 5 minutes on foot too
- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.



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 or pop over to Grace and Albert for anything gift or homeware related. 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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