

Total Area: 59.3 m<sup>2</sup> ... 638 ft<sup>2</sup>  
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.

Reception  
15'11" x 10'5"

Kitchen  
7'11" x 9'3"

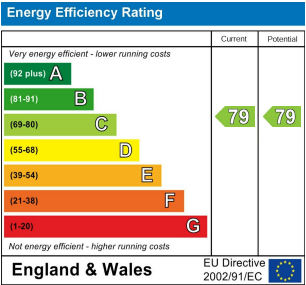
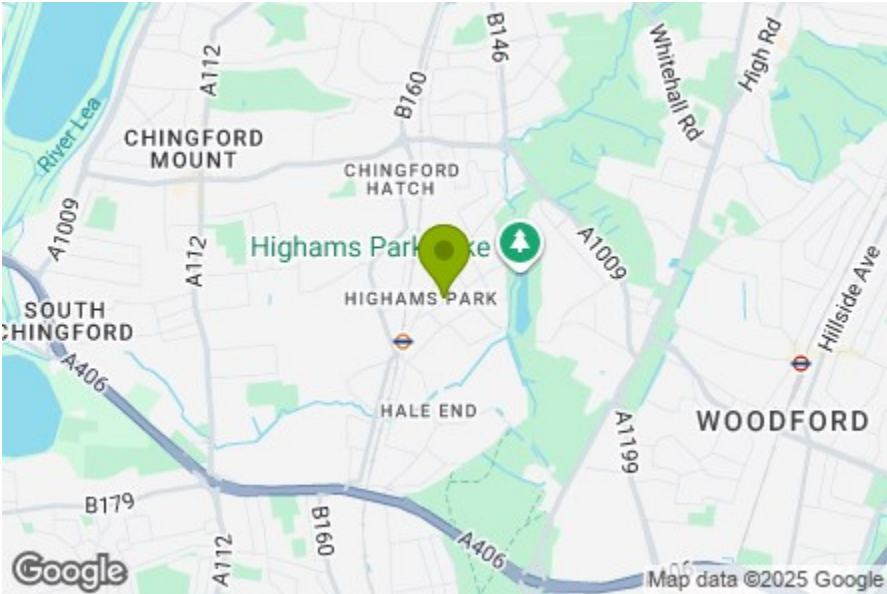
Storage

Bathroom

Bedroom  
12'10" x 10'5"

Bedroom  
7'11" x 12'6"

Garden  
16'4" x 32'9"



CASTLE AVENUE, HIGHAMS PARK  
Guide Price £375,000 Leasehold  
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Ground Floor
- Approx. 638 Square Foot
- Moments from Highams Park Station
- Chain Free
- 121 Year Lease
- Private Garden
- Short Walk to Epping Forest
- Private Garage

GUIDE PRICE - £375,000 to £385,000

This bright and well-presented two-bedroom apartment sits on the ground floor in a popular modern development just moments from Highams Park Station. With 638 sq ft of thoughtfully laid-out space, it's ready for you to move in and make it your own. With a reassuringly long lease, private garden and your own garage, it really is a find. You're well placed here too: local shops, cafés, and everyday essentials are nearby, while the natural beauty of Epping Forest is just a short walk away. Highams Park Station has direct trains to Liverpool Street in under 25 minutes.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

With its blend of well-connected city living and easy access to green open space, it's no wonder Highams Park has become such a well-regarded neighbourhood, even making it onto The Times list of best places to live. Here, you've got the vast expanse of Epping Forest on your doorstep, excellent transport links into the city, and all the essentials within walking distance.

Set within a modern low-rise block, this apartment makes the most of both its space and natural light. Step inside and you'll find a useful storage cupboard right by the door, perfect for coats, shoes, and all the everyday bits you'd rather keep out of sight.

From the central corridor, every room is easy to reach. The kitchen keeps things simple and practical with pale wood-fronted cabinets, black worktops for plenty of prep space, and white walls to keep the whole room feeling bright.

The reception room is filled with natural light from a large window and glazed French doors, which open directly onto your own private garden. Paved for easy upkeep and with handy side access for muddy boots and bikes, it's a surprisingly green and peaceful spot. Hydrangeas, rosehip, jasmine and wisteria already make their presence felt, while the trellis around the French doors offers the chance to add your own climbing plants; roses, passionflower, whatever you fancy, creating a leafy retreat to

relax and unwind in.

Both bedrooms are comfortably sized, finished with soft carpet and their own window, and the bathroom is straightforward, clean and functional—easy to live with and ready to use from day one.

#### WHAT ELSE?

- Epping Forest, London's biggest green space covering 5900 acres, is on your doorstep, providing plenty of opportunities for walks, cycling, and picnics in nature.
- For those interested in history, the Queen Elizabeth Hunting Lodge is within easy reach. This well-preserved Tudor building offers a glimpse into England's past and provides panoramic views over Epping Forest.
- The area boasts a strong sense of community, with friendly local shops, cosy cafes, great schools and a growing number of independent businesses. Pop over to YAZ or Breeze for delectable Mediterranean delights. Or enjoy evening drinks at trendy micro-pub, The Stag and Lantern or equidistant family-run bar, Vino Tap.
- By car, the North Circular Road is around a mile/5 minutes away, with the M25 just under 7 miles/20 minutes.
- Highams Park Station, only a brief stroll away, makes commuting stress-free. Walthamstow Central underground is 2 stops/5 mins, and Liverpool Street is just 7 stops/23 minutes.



#### 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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