

Directions

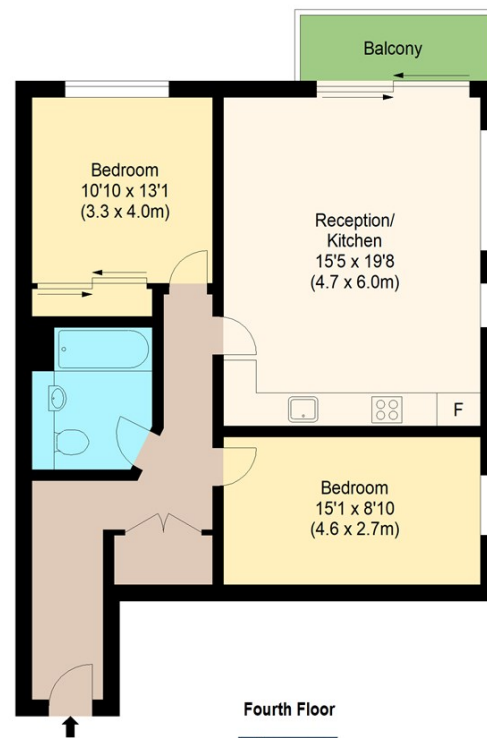
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Fourth Floor
Approximate Gross Internal Floor Area : 75.71 sq m / 815 sq ft



41 Altius Court, 1 Jacks Farm Way, Highams Park, London, E4 9BF

Offers In Excess Of £400,000

- Two bedroom apartment
- High specification finishes
- Secure underground carpark
- Top floor
- Long lease
- Chain free
- Lift to all floors
- Secure video intercom entry system
- Floor to ceiling windows
- Excellent condition



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 17/1/2024

1 Jacks Farm Way, London E4 9BF

A modern two bedroom apartment located on the top floor of the popular Altius court. Comes complete with underground parking, long lease, lift to all floors, stunning views and excellent transport links via train and road. Offered for sale chain free



Council Tax Band: C



Located in the popular Altius Court is where you'll find this modern, two-bedroom apartment with floor to ceiling windows, balcony, and allocated parking space in the underground carpark.

The property extends to over 800 square feet and occupies the corner of the top floor and as such offers stunning views of London and Waltham Forest. Internally there's a wide entrance hallway with plenty of storage. The master bedroom has large built-in wardrobes and offers ample space for other furniture. The second bedroom is also a great size and currently has dual use as a visitor bedroom and office. The open plan kitchen and living space really is the jewel in the crown with floor to ceiling windows, balcony and ample space for sofas and a dining table. The current owners have recently installed a new fridge and washer/ dryer.

Altius court benefits from secure entry system, lift to all floors including the carpark. There's a playground and communal space for residents. Being in the heart of Hinghams Park means the supermarket, independent shops and restaurants are all in easy reach. The overground is moments away and will have you in Liverpool Street in 25 minutes, Walthamstow in 5 minutes, from there you can access to the Victoria Line. Road links are excellent with the a406 and M11 being a matter of minutes away by car.

Service Charge: £2,950 per year
Ground Rent: £250 per year
Lease: 110 Years Remaining
London Borough of Waltham Forest
Council Tax Band - C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.