



Directions

Viewings

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

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(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	



128a The Avenue, Highams Park, London, E4 9RB

Guide Price £750,000

- Three bedroom maisonette
- Unique for the area
- Moments from the station
- Sole use carriage driveway
- Flexible living space
- Occupies the entire ground floor
- Extended
- Huge garden
- 1920's Building
- Close to shops and green space



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: 17/10/2024

128a The Avenue, London E4 9RB

A unique ground floor maisonette extending to more than 1600 square feet and occupying the entire ground floor of a beautiful detached house on the Avenue in Highams park. The property boast a huge garden, exclusive use of the carriage driveway and self contained annex.



Council Tax Band: D



Welcome to this stunning and expansive three-bedroom maisonette, occupying the entire ground floor of an elegant 1920's detached home, beautifully positioned on the prestigious Avenue in the heart of Highams Park. This impressive residence is brimming with character and showcases an array of original features, blending period charm with modern comforts to create an inviting and luxurious home.

From the moment you step inside, you are greeted by a wealth of exquisite details, including striking parquet flooring, elegant column radiators, and rich wood panelling that evoke the timeless grandeur of the era. The spacious living areas are filled with natural light, offering a perfect balance of warmth and sophistication, ideal for both relaxation and entertaining.

The thoughtfully designed kitchen is a hub of the home, leading to a rear extension that offers a flexible space—whether you envision it as a dining area, home office, or family room. From here, you have direct access to the expansive, mature garden, a serene oasis perfect for outdoor gatherings, gardening, or simply unwinding amidst nature.

With up to three generously sized bedrooms, each imbued with charm and tranquillity, this home provides ample space for family living. The combination of its stunning period features and versatile layout makes this property truly unique. This property also benefits from a garage conversion that adds extra living space, offering complete privacy and flexibility for guests, extended family.

Located in one of Highams Park's most sought-after streets, just moments from local amenities, parks, and transport links, this remarkable maisonette offers the perfect balance of privacy, elegance, and convenience. A rare find in an outstanding location, this is a home to cherish for years to come.

EPC C
Council tax waltham forest D
leasehold 103 years
Ground rent

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.