



Jacks Farm Way, Highams Park, E4 9AE

* GROUND FLOOR FLAT * ONE DOUBLE BEDROOM * PRIVATE GARDEN * 200M FROM HIGHAMS PARK STATION * NEW DEVELOPMENT* PERFECT FOR COMMUTERS*

This well presented and spacious ground floor flat is available to rent in the sought-after Jacks Farm Way development. Ideally located within walking distance of amenities including Vino Tap, The Stag & Lantern Micropub. Offers both comfort and convenience—perfect for professionals or commuters.

Millers are pleased to offer this well-presented furnished ground floor flat which features an entrance hall with two generous storage cupboards, leading to a stylish three-piece bathroom and a spacious double bedroom. The hallway flows through to a modern open-plan living and kitchen area, which overlooks the private rear garden. The garden can be accessed directly from the property, or via a side gate for a more personal feel, offering a lovely outdoor space ideal for relaxing or entertaining.

* The property is AVAILABLE from the 6th June 2025 on an FURNISHED basis. *

The property is situated in a fantastic location, just a short walk from the Tesco Superstore, with excellent access to local amenities and transport links. Highams Park mainline station, only minutes away, provides a convenient commuter service to London Liverpool Street. For outdoor activities, Epping Forest, one of London's largest open spaces, is within easy reach, offering scenic walking trails, cycling paths, and picnic spots. Chingford Plain and Connaught Water are popular spots for nature lovers.



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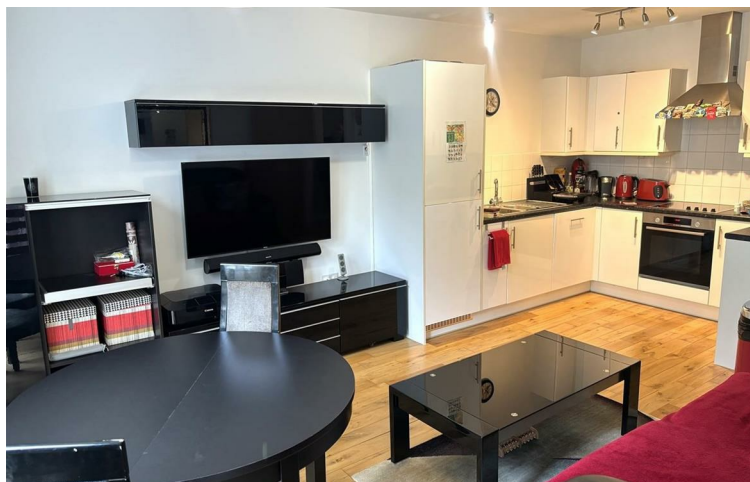


£1,595 Per Calendar Month

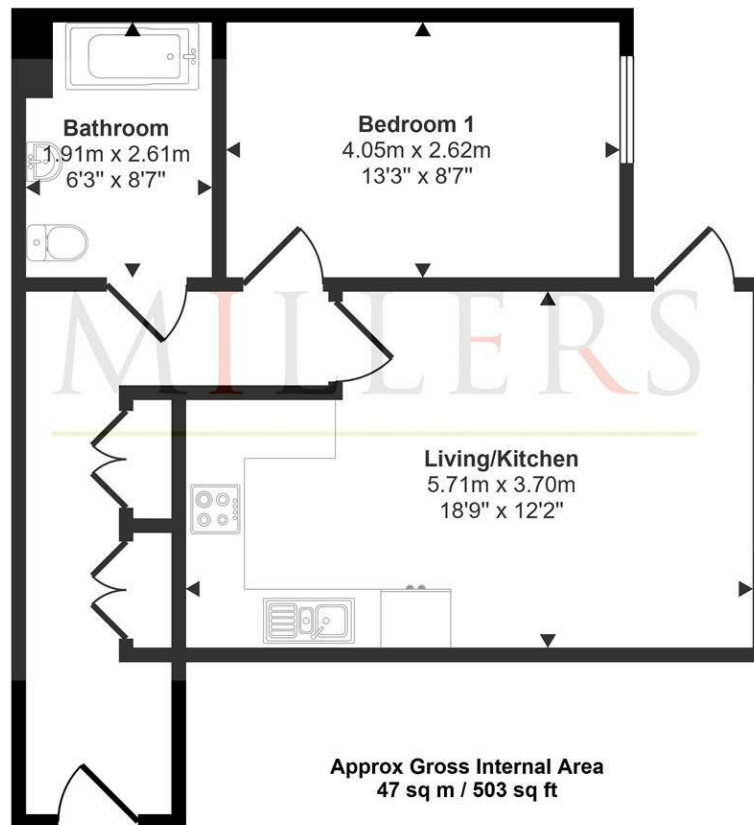
- GROUND FLOOR PROPERTY
- PRIVATE GARDEN
- SECURE ENTRY PHONE

- MODERN DEVELOPMENT
- CLOSE TO AMENITIES
- AVAILABLE 5TH JUNE 2025

- PERMIT PARKING
- NEAR MAIN LINE RAILWAY
- FULLY FURNISHED PROPERTY



MILLERS
LETTINGS



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Property Dimensions

GROUND FLOOR

Communal Entrance

Bathroom 6'3" x 8'6" (1.91m x 2.61m)

Bedroom 13'3" x 8'7" (4.05m x 2.62m)

Living/Kitchen Area 18'8" x 12'1" (5.71m x 3.70m)

EXTERNAL AREA

Garden

Allocated Parking

TERM : An initial TWELVE month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE : The earliest date that a successful client could move into the property will be the 5th June 2025 subject to terms conditions and references.

HOLDING DEPOSIT : The holding deposit is equal to 1 weeks rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT : The deposit will be equal to 5 weeks worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

FURNITURE : The property is available on an UNFURNISHED basis, although there are white goods.

UTILITY BILLS : Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information.

COUNCIL TAX: The council tax band is C.



Directions

START: Chingford Station. 112 Station Rd, London E4 6AB. 0.0. Head southwest on Station Rd/A1069 toward Connaught Rd. 0.4. Turn left onto Kings Rd/A110. 0.6. Turn right onto Larkshall Rd/B160 Go through 1 roundabout. 1.3. At the roundabout, take the 2nd exit and stay on Larkshall Rd/B160 2.0. Turn right onto Jubilee Ave. 2.1. At the roundabout, continue straight onto Hickman Ave 2.2. Turn left onto Jacks Farm Way. 2.2. Turn left to stay on Jacks Farm Way. Destination will be on the right. 2.2. Arrive: REPTON HOUSE, Jacks Farm Way, London E4 9AE. Total time: 9 mins 46s

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.