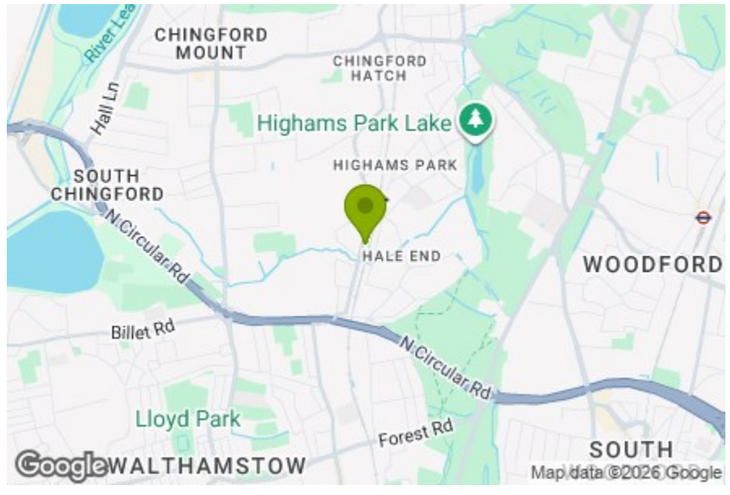
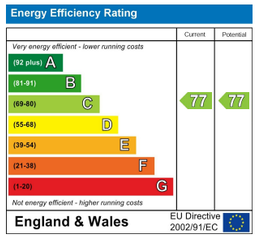


Total Area (Excluding Garden Room): 65.8 m² ... 709 ft²

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.





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Kitchen/ Lounge/ Diner
14'7" x 19'5"

Bedroom
11'8" x 14'1"

Bedroom
9'6" x 12'2"

Bathroom
5'6" x 6'9"

Garden
36'1" x 15'8"

Garden Room
12'4" x 9'3"

THE STOW BROTHERS

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WINCHESTER ROAD, HIGHAMS PARK

Offers In Excess Of £485,000 Share of Freehold

2 Bed Apartment - Conversion

Features:

- Two Bedroom Victorian Conversion
- Ground Floor
- Moments from Highams Park Station
- Approx. 709 Square Foot
- Garden Studio
- Large Ground Floor Extension
- Short Walk to Epping Forest
- Circa 36 Foot Rear Garden

Set on a quiet residential street in the heart of Highams Park, this two bedroom ground floor Victorian conversion pairs character with a generous, well-considered layout. You're moments from Highams Park Station, close to the neighbourhood's independent spots, and within easy reach of Epping Forest, so there's a lovely sense of calm here without feeling cut off. There's also a thriving food and drink scene around the centre of Highams Park. Be sure to check out Vino Tap, The Stag & Lantern Micropub and Yaz, with plenty of other well-loved local favourites nearby.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE....

A bright and spacious home unfolding across one level, this is a Victorian conversion with a lot more room than you might expect. The front bedroom sits in the bay, full of natural light and period character, while the second bedroom offers welcome flexibility for guests, a child's room or a calm place to work from home. Across the rest of the apartment, the finish feels thoughtful and easy to settle into, with Amtico flooring running throughout the main living spaces and rear of the property.

To the back, the large ground floor extension opens everything out beautifully. The kitchen and living space has been designed with everyday living in mind, with a natural flow between cooking, dining and relaxing, and wide openings drawing the garden into view. The bespoke Corian worktop brings a clean, carefully considered finish to the kitchen, while underfloor heating to the rear of the property adds an extra level of comfort.

Step outside and the rear garden stretches to thirty six feet, giving you plenty of outdoor room to enjoy in warmer months. At the far end, the garden studio is a real bonus, whether you need a creative space, somewhere to work, or simply a quiet retreat away from the main home. Altogether, it's a charming home with tasteful interiors, strong proportions and a setting that makes day to day life feel very easy.

WHAT ELSE?

- Highams Park Station is close at hand, with regular Weaver line services into Liverpool Street, making the City pleasingly straightforward to reach.
- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just eight minutes on foot too.
- Drivers can be on the M25 or North Circular in around 10 minutes.



A WORD FROM THE OWNERS.....

"We absolutely love Highams Park and our home, in fact, we are staying in the area so whoever decides to live here will likely end up being our friends. The community, the pubs (The Stag and Lantern is our favourite), the lake that leads to the forest, the connections into London and of course, our little slice of East London equipped with a music studio and beautiful garden full of birds and plants. We are so sad to say goodbye and we know the next owner will fill the flat full of love and memories like we have. Highams Park really is the best little village in London and to the next owner, we can't wait for you to fall in love like we did!"

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