

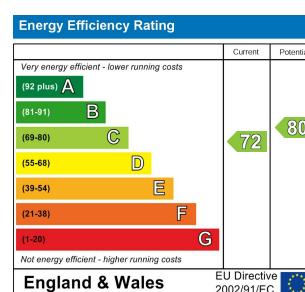
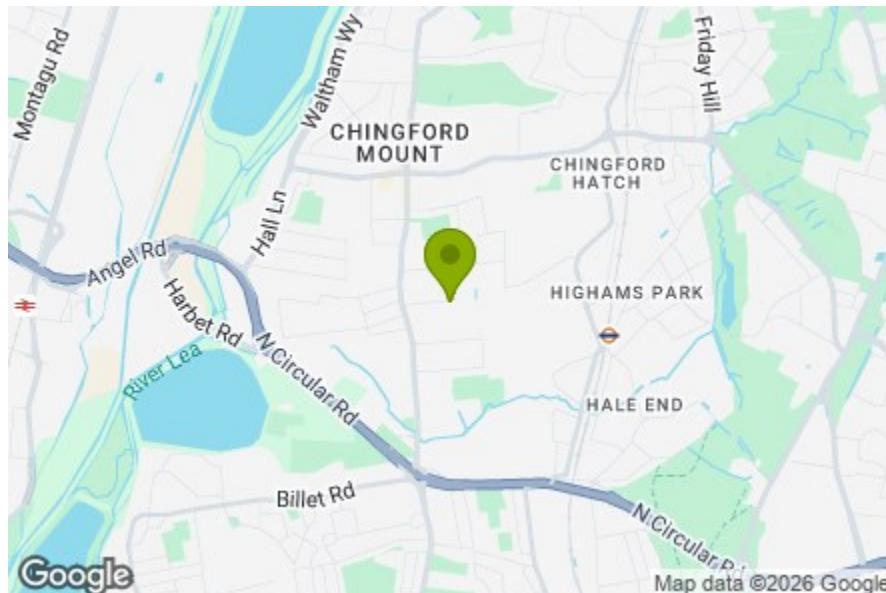
**Edward Avenue E4**  
Approx. Gross Internal Area 619 Sq Ft - 57.51 Sq M



 Certified Property Measurer  
ipaplus.com

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.

Date: 29/10/2025



## EDWARD AVENUE, HIGHAMS PARK

Offers In Excess Of £375,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Located on the First Floor
- Off Street Parking
- Easy Access to Highams Park Station
- Moments From Ainslie Wood
- Close to Local Amenities
- Being Sold Chain Free

You'll find this stylishly designed and immaculately presented two-bedroom apartment, located on the first floor of a quiet blossom-lined street, offering 619 ft<sup>2</sup> of possibilities. With a driveway for off-street parking and a bright open-plan kitchen/reception, there are plenty of perks. Both Highams Park and Walthamstow are easily accessible with direct connections to Central London. Offered chain-free, for those keen to make a quick transition and neutrally decorated, this property is just waiting for your personal touch.

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#### IF YOU LIVED HERE...

From the moment you approach this well-maintained home, the curb appeal is undeniable – a smart white façade and dove-grey front door set the tone for the stylish interior within.

Step inside to find a spacious double bedroom of 135 sq ft, where soft carpeting offers a warm welcome underfoot. A wide expanse of windows fills the room with natural light, while subtle downlighting adds to the calm, inviting atmosphere. The second double next door continues the same thoughtful design, spanning 82 sq ft.

The bathroom pairs a classic white suite with refined finishes – large marble-effect tiles, dark wenge wood detailing, and a mosaic accent combine to create a contemporary, spa-like feel. A rainfall showerhead, LED-lit mirror, and soft downlighting make it both practical and indulgent.

At 243 sq ft, the kitchen/reception room is bright and sociable. Generous windows overlook the street below, and the layout naturally divides the space for dining and relaxing. A sleek U-shaped kitchen sits to one side, with high-gloss white cabinetry, wood-effect worktops, and quality integrated appliances – including a gas hob for precise control. Pale flooring ties the whole space together in a cohesive, modern finish.

With local amenities on your doorstep and Ainslie Wood Nature Reserve just moments away – an ancient pocket of calm where you can even spot bluebells come Spring, perfect for walks and fresh air – this home offers the ideal balance of city convenience and peaceful green escapes.

#### WHAT ELSE?

It's easy to see why this characterful part of the capital is so popular, with great facilities and generous parkland on the doorstep and the 6,000-acre Epping Forest nearby – a great place to explore with endless hiking and biking tracks. It's no wonder locals love living there – "So much greenery, it's like living somewhere in the country with all the amenities of London close by".

Explore the Queen Elizabeth Hunting Lodge, a piece of preserved Elizabethan history and architecture well worth a visit with beautiful views over the forest and a museum next door.

Chingford Station is a 15 mins walk away on the Weaver Line, providing direct connections to Liverpool Street in under 25 mins and Walthamstow in under 10 mins, connecting to the Victoria line, you're just a short commute from the buzz of central London while enjoying the relaxing and laid-back charm of this thriving East London neighbourhood.

The A406 (North Circular) provides easy road access to Central and North London, and is only 0.4 miles to the northeast of the property



#### 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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