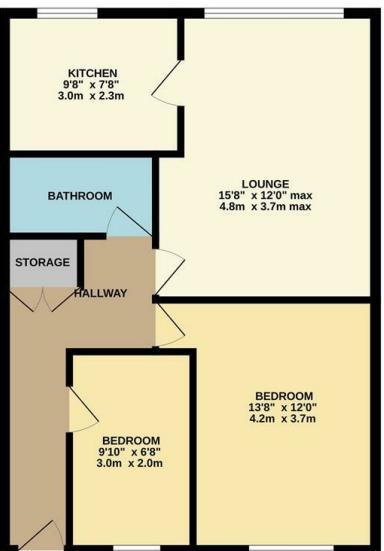




GROUND FLOOR  
595 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq ft (55.2 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the original drawing and are not guaranteed to be exact. They are for illustrative purposes only and should be used as such by any prospective purchaser. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 595.00 sq ft

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	64	30



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.

References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



**CHURCHILL**  
estates

Inks Green, Highams Park, E4 9EJ  
Offers In Excess Of £250,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**

**CHURCHILL**  
estates



Nestled in the charming area of Inks Green, Highams Park, this two-bedroom flat presents a wonderful opportunity for those looking to create their ideal living space. Spanning an inviting 595 square feet, the property offers a comfortable layout that is perfect for individuals or small families.

One of the standout features of this apartment is its proximity to Highams Park Station, making it an excellent choice for commuters seeking easy access to central London. The surrounding area boasts a delightful community atmosphere, with local amenities and green spaces nearby, ideal for leisurely strolls or weekend outings.

While the flat is in need of modernisation, this presents a unique chance for buyers to personalise the space to their taste and style. With a little vision and creativity, you can transform this property into a contemporary haven that reflects your personality.

In summary, this flat in Inks Green is not just a home; it is a canvas awaiting your personal touch. With its prime location and potential for improvement, it is an opportunity not to be missed. Whether you are a first-time buyer or an investor, this property offers a promising prospect in a desirable area.