



BREENS



BREENS

Hickman Avenue

London · E4

OFFERS IN EXCESS OF

£450,000

LEASEHOLD



# BREENS

THE HOME

## Hickman Avenue

*London · E4*

### KEY FEATURES

- TWO BEDROOMS
- 4TH FLOOR
- CLOSE TO STATION
- PARKING
- A MUST SEE PROPERTY

---

EPC RATING

**B**

COUNCIL TAX BAND

---

**2**

BEDROOMS

**2**

BATHROOMS

**1**

RECEPTIONS



**Approximate Gross Internal Area 853 sq ft - 79 sq m**



Fourth Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

**BREENS**

**BREENS**

GET IN TOUCH

**02085315454**

highampark@breens.property

www.breens.property

VISIT US

**2 Broadway Parade, Winchester  
Road, Highams Park, E4 9LG**

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.