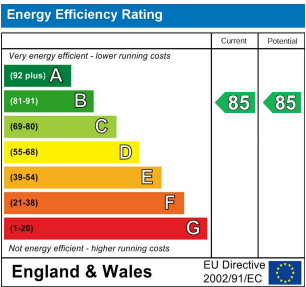
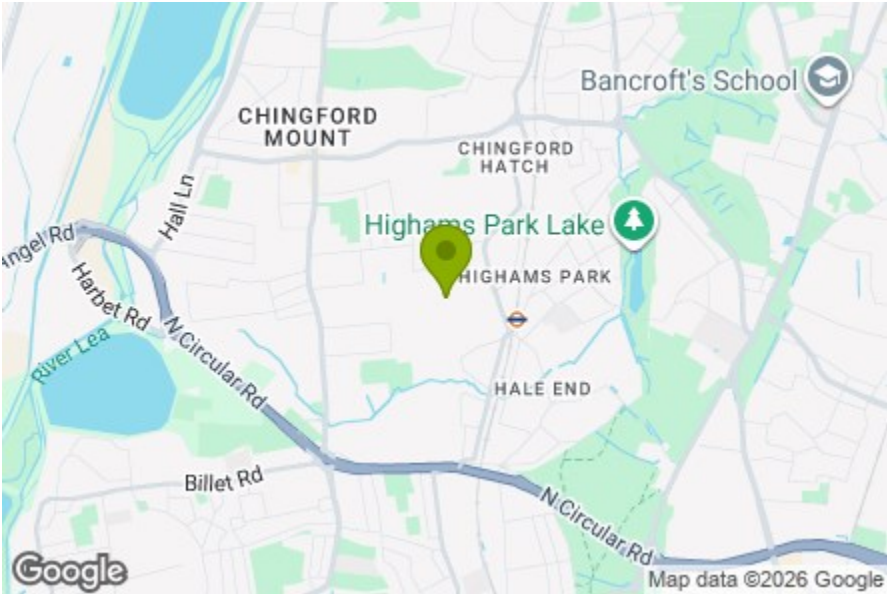




1st Floor
Total Area: 75.9 m² ... 816 ft² (excluding balcony)
All measurements are approximate and for display purposes only

- Hallway
16'1" x 3'5"
- Storage
- Utility Room
- Bathroom
5'6" x 6'9"
- Reception Room/Kitchen
14'2" x 20'8"
- Balcony
14'3" x 6'3"
- Bedroom
11'1" x 14'5"
- Bedroom
10'6" x 14'5"
- Ensuite
4'9" x 7'6"



HICKMAN AVENUE, HIGHAMS PARK

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Spacious Two Bedroom Apartment
- First Floor With Lift Access
- Approx. 816 Square Foot
- Moments from Highams Park Station
- Two Bathrooms Including One Ensuite
- Private Balcony With Access To Open Space
- Short Walk to Epping Forest
- Unique Corner Position With No Adjoining Neighbours
- Secure Bike Storage And Well Kept Communal Gardens
- Excellent Internal Storage And Separate Utility Cupboard

A beautifully presented two bedroom, first floor apartment offering approximately 816 square feet of thoughtfully designed living space, complete with two bathrooms and a private balcony. Set moments from Highams Park Station and within easy reach of Epping Forest, this is a wonderfully connected home with the best of the neighbourhood on your doorstep.

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IF YOU LIVED HERE..

Step inside and a generous central hallway sets the tone, complete with a handy utility room and additional storage to help keep everyday life organised. At the end of the hall, the open plan reception and kitchen stretches to over twenty feet, creating a wonderfully sociable living space. The sleek contemporary kitchen is fitted with clean white cabinetry, integrated appliances and plenty of worktop space, while the generous seating and dining areas are bathed in natural light from the wide glazed doors leading out to the private balcony. A lovely spot for a morning coffee or an evening drink, it adds another welcome place to relax.

Both bedrooms are comfortable doubles, thoughtfully positioned away from the main living area for a greater sense of calm. The principal bedroom enjoys the added luxury of its own stylish en suite shower room, while the second bedroom is equally well proportioned and served by a smart family bathroom finished with contemporary tiling and a bath with overhead shower. Beautifully

maintained throughout, with a neutral palette and modern finishes, this is a home that's ready to move straight into.

WHAT ELSE?

Highams Park Station is just moments away, with Overground services reaching Liverpool Street in around twenty three minutes. Walthamstow Central is only two stops away, where you can change onto the Victoria line for quick connections across London.

Highams Park has a welcoming, village-like feel, with independent favourites including Vino Tap, The Stag & Lantern, Yaz, Gina Café, Rusty Bike Thai and Sushi Monster, alongside a large Tesco and handy everyday amenities.

Epping Forest and Highams Park Lake are both a short walk away, offering woodland walks, running routes and peaceful green spaces, while Humphry's Café is the perfect place to pause beside the water.



A WORD FROM THE OWNER...

"Living here means enjoying a rare combination of green space, convenience and community. With Epping Forest just moments away, residents have immediate access to beautiful woodland walks and open nature right on the doorstep. The area also offers a wide selection of cafés, restaurants and traditional pubs, alongside relaxed wine bars for evenings out. For families, nearby Highams Park Lake provides a peaceful setting for walks and leisure, with several local playgrounds. The area is also well served by well-regarded nurseries and Outstanding Ofsted-rated schools, making it particularly attractive for families. The neighbourhood is known for its strong and vibrant community feel, creating a welcoming place to live. Adding to the convenience, a large Tesco supermarket with up to 3 hours parking is located just below the flat, providing excellent day-to-day amenities within easy reach."

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