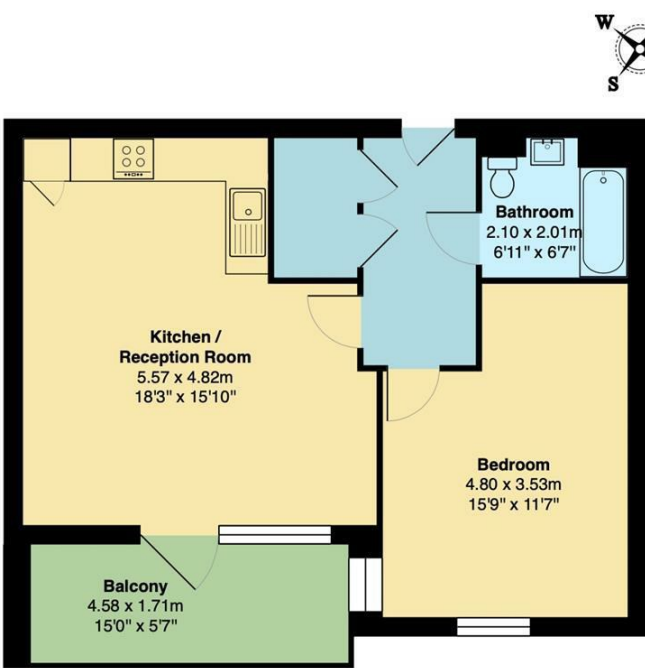
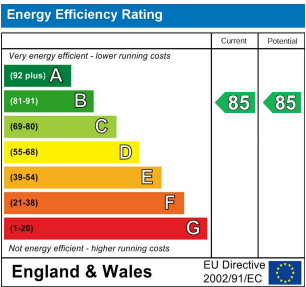
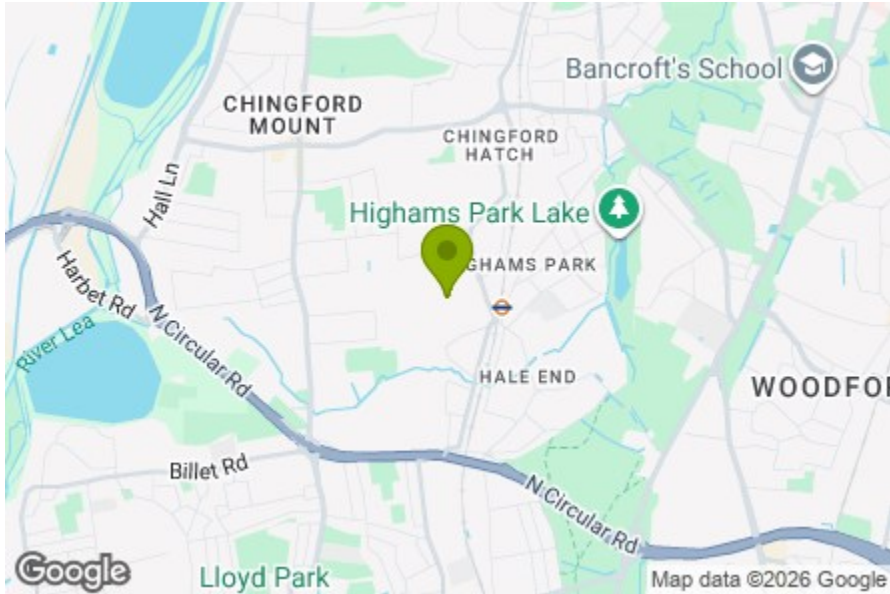




Second Floor

Total Area: 53.2 m² ... 573 ft² (excluding balcony)
All measurements are approximate and for display purposes only.



HICKMAN AVENUE, HIGHAMS PARK

Asking Price £325,000 Leasehold
1 Bed Apartment



Features:

- Large One Bedroom Modern Apartment
- Second Floor
- Communal Garden
- Private Balcony
- Moments from Highams Park Station and Local Amenities
- Communal Bike Storage
- Secure Video Door Entry
- White Goods Included (washing machine, fridge freezer, cooker)
- Lift Access
- A Short Walk to Epping Forest

This spacious one bedroom apartment sits on the second floor of a contemporary development that offers a great balance of comfort and convenience. Designed with modern living in mind, it benefits from lift access, secure video entry, and communal bike storage. A private balcony complements the interior space, while residents can also enjoy a well-maintained communal garden. The location is ideal, just moments from Highams Park Station, local amenities and within walking distance of Epping Forest. White goods are included, adding further practicality to this appealing home.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Welcome to your new home, set within a smart contemporary building where clean brickwork and glass-fronted balconies create a bright, inviting feel. Behind neat hedging, the entrance offers a peaceful sense of privacy from the street. Inside, the apartment opens into a bright, inviting hallway. Soft carpeting runs underfoot, and crisp white walls enhance the sense of space. A large built-in storage cupboard keeps the area practical and clutter-free, while the layout flows easily into the main living areas.

The open-plan kitchen and reception room is wonderfully proportioned and filled with daylight. Glossy cabinetry and a fresh finish complement the ample reception space, which easily accommodates both dining and relaxation zones. Full-height glazed doors extend the living space onto the south-facing balcony, creating a seamless connection with the outdoors.

The balcony offers a spacious retreat with smart decking and glass balustrades. It's an ideal spot for unwinding or enjoying al fresco dining, with an open outlook across the surrounding neighbourhood.

The bedroom is well-sized and bright, thanks to dual-aspect windows that draw in plenty of natural light throughout the day. There's ample space to arrange a large bed

along with additional furnishings to suit your style and needs. A neutral palette and soft carpeting complete the calm, comfortable feel, creating a restful space that invites you to relax and recharge.

The bathroom is fresh and inviting, with elegant tiling that frames the bath and adds a touch of refinement. The layout is well thought out, combining clean lines with a sense of simplicity that feels timeless.

The surrounding area offers a fantastic blend of green space, independent shops, and welcoming pubs. Just a short stroll away, Biba & Wren serves excellent coffee in a relaxed setting, perfect for a catch-up or a quiet moment. For something a little livelier, The Stag & Lantern Micropub provides a cosy spot to sample craft beers, while The Royal Oak offers a traditional atmosphere and hearty food. Those who enjoy the outdoors will appreciate having both Larks Wood and the ancient expanse of Epping Forest within easy reach. Whether you're seeking a peaceful walk or a weekend adventure, this location puts nature and community on your doorstep.

WHAT ELSE?

Highams Park Station is close at hand, offering quick connections into central London and beyond. You'll also find plenty of bus routes nearby, providing easy links to surrounding neighbourhoods such as Walthamstow, Chingford and Woodford. With such excellent transport options available, you can enjoy the best of both local life and city living.



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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