

FIRST FLOOR

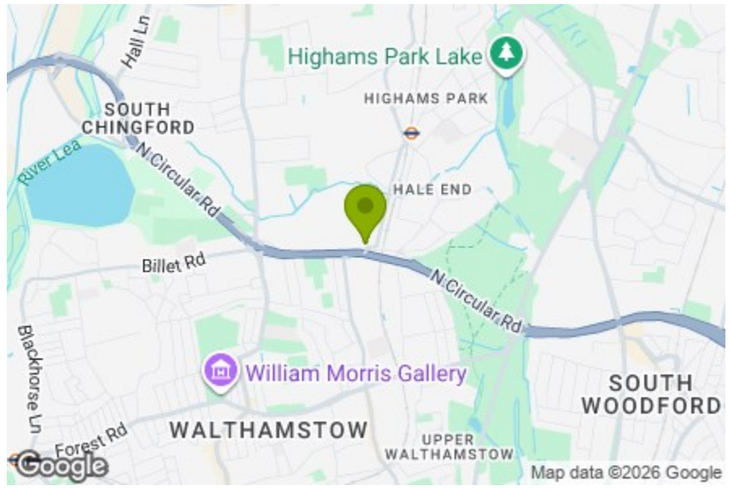
Total Area: 46.0 m² ... 495 ft²

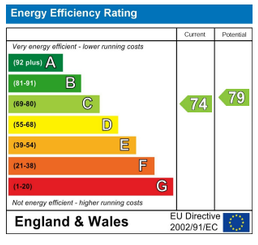
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen/ Lounge/ Diner
16'2" x 14'2"

Bedroom
10'11" x 11'10"

Bathroom
8'2" x 8'4"





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WINCHESTER ROAD, HIGHAMS PARK

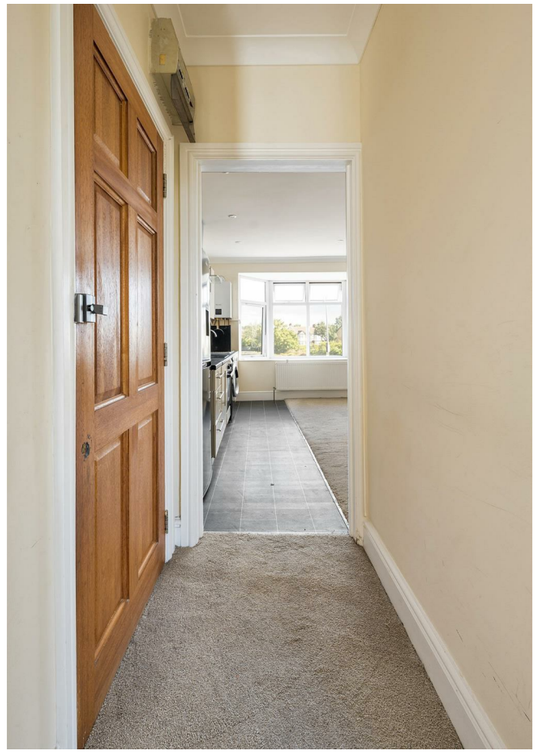
Offers In Excess Of £250,000 Leasehold
1 Bed Flat

Features:

- One Bedroom Property
- First Floor
- Moments to Highams Park Station
- Short Walk to Epping Forest
- Close to Walthamstow and Blackhorse Road
- Chain Free

A bright one bedroom first-floor flat in Highams Park, well placed for the neighbourhood's independent shops, restaurants and transport links. Highams Park Station is moments away, while Epping Forest is within easy reach for a welcome stretch of green. Walthamstow and Blackhorse Road are also close by, giving you plenty more to explore across this corner of East London. Offered chain free.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE....

The entrance hall leads into a well-proportioned open-plan kitchen, lounge and dining room. A wide bay window brings plenty of daylight into the space, while the kitchen runs along one side with white cabinetry, dark worktops and a tiled splashback. There's ample room beyond for both lounging and dining, with soft neutral tones keeping everything calm and easy to make your own.

The bedroom sits separately off the hall and is another nicely proportioned room, with a large window and a simple neutral finish. Alongside is the particularly spacious bathroom, fully tiled in warm stone tones and complete with a bath with shower above, pedestal basin, heated towel rail and two windows bringing in natural light. Altogether, it's a practical first-floor home with a straightforward layout that would work particularly well for a first-time buyer.

WHAT ELSE?

- Highams Park has a lively little cluster of independents close to home, including The Stag & Lantern, Yaz, Karya Bistro, Vino Tap and Biba & Wren, giving you plenty of choice for dinner, drinks and an easy evening out.

- Highams Park Lake is one of the neighbourhood's best-loved spots, with woodland paths, open water and Humphry's Café making it an easy place to spend a slower morning or weekend afternoon.

- Highams Park Station keeps the area brilliantly connected, with Overground services towards Liverpool Street and a straightforward change for the Victoria line at Walthamstow Central. Epping Forest is also close by, with miles of walking and cycling routes stretching out beyond the neighbourhood.



A WORD FROM THE EXPERT....

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. 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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