



Total Area: 66.9 m² ... 720 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room
13'10" x 14'3"

Balcony
8'5" x 2'11"

Kitchen
11'2" x 7'0"

Bedroom
10'0" x 14'3"

Bedroom
9'4" x 11'8"

Bathroom
5'6" x 6'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D	63	64
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



WRIGLEY CLOSE, HIGHAMS PARK

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- Top Floor
- Moments from Highams Park Station
- Private Balcony
- External Bike Storage
- Chain Free
- Short Walk To Epping Forest

A bright and well proportioned two bedroom top floor apartment, moments from Highams Park Station and offered chain free. Set within easy reach of local shops and cafés, with Epping Forest just a short walk away, it also comes with a private balcony and an external bike storage.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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0203 369 6444



IF YOU LIVED HERE....

Laid out across one level, this is a home with an easy, practical flow. The reception room is generously sized and full of natural light, with plenty of space to arrange for both relaxing and dining, while the door out to the private balcony brings in an extra sense of openness.

The separate kitchen is well arranged for day to day living, with wraparound worktops, simple cabinetry and a handy breakfast bar for coffee or a quick bite to eat. The elevated position means you can enjoy lovely far reaching views while you cook, which gives the room a real sense of light and openness. Elsewhere, both bedrooms are comfortable doubles, finished in calm neutral tones, and the bathroom sits neatly off the hall.

Being on the top floor gives the apartment a pleasing sense of privacy, along with an open outlook. The balcony is a lovely extra, whether for a quiet coffee in the morning or a little fresh air at the end of the day, while the external bike storage adds useful

practicality.

WHAT ELSE?

- Highams Park Station is moments away, and Epping Forest is just a short walk away when you want open green space close to home.
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.
- You've got some fantastic food and drink based perks nearby, including Vino Tap, The Stag & Lantern Micropub and the Time Out approved Good Friend Chinese Restaurant.



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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