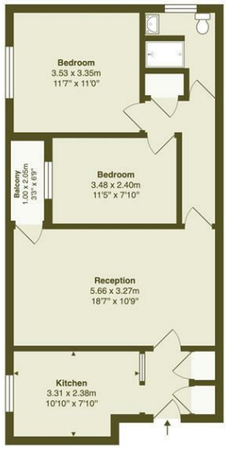
THE STOW BROTHERS




Second Floor

Total Area (Excluding Balcony): 62.5 m² ... 672 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
10'10" x 7'9"

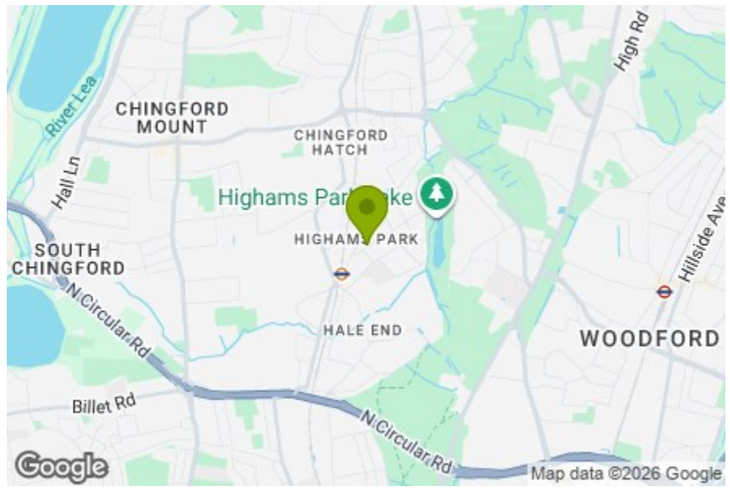
Reception
18'6" x 10'8"

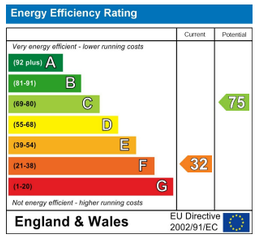
Balcony
3'3" x 6'8"

Bedroom
11'5" x 7'10"

Bathroom

Bedroom
11'6" x 10'11"





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# THE STOW BROTHERS

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## CASTLE AVENUE, HIGHAMS PARK

Offers In Excess Of £400,000 Share of Freehold

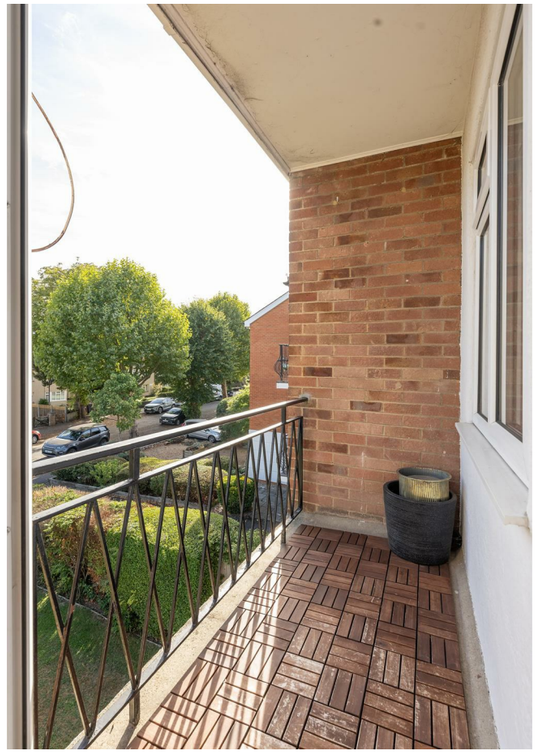
2 Bed Flat

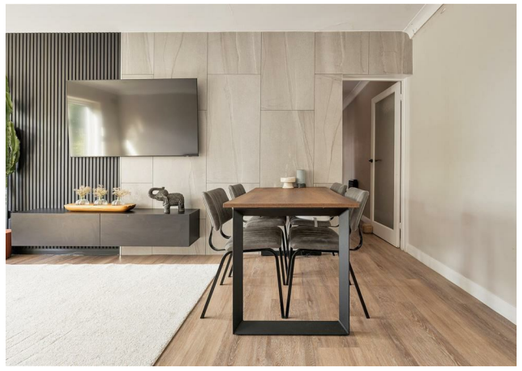
**Features:**

- Two Bedroom Flat
- Second Floor
- Short Walk to Highams Park Station
- Moments form Epping Forest
- South-East Facing Private Balcony
- Share of Freehold
- Refurbished Throughout
- Close to Good Schools

Set on the second floor in a well-connected Highams Park setting, this refurbished two-bedroom flat pairs clean, contemporary interiors with a south-east facing private balcony. Highams Park Station, the neighbourhood's independent food and drink spots and the green reaches of Epping Forest are all close at hand.

REQUEST A VIEWING
0203 369 6444





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IF YOU LIVED HERE...

A thoughtfully finished interior gives the flat a calm, cohesive feel from the moment you arrive. The separate kitchen has been refurbished with deep blue cabinetry, pale worktops and white herringbone tiling, while the reception room has plenty of space for both lounging and dining. Here, warm wood-effect flooring is paired with a striking panelled feature wall, and large windows bring in plenty of daylight. The flat extends to around 672 square feet, excluding the balcony, with the layout arranged entirely across the second floor.

Both bedrooms sit beyond the main living space, with the larger featuring a beautifully detailed cloud-print feature wall and a soft, neutral palette. The second bedroom opens directly onto the south-east facing balcony, creating a lovely spot for a morning coffee or some fresh air. Completing the layout is a smart shower room, finished in large-format marble-effect tiling with a walk-in shower. Refurbished throughout and offered with a share of freehold, it's an easy home to settle into.

WHAT ELSE?

Highams Park Station provides Overground services towards Liverpool Street, while changing at Walthamstow Central brings the Victoria line within easy reach too.
Epping Forest is moments away for woodland walks and weekends outdoors, while closer to the centre of Highams Park you'll find local favourites including Stag & Lantern and Vino Tap, along with the shops and independents around the clock tower and railway crossing.
Families are well catered for too, with a good choice of well-regarded schools across Highams Park and the surrounding area.

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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