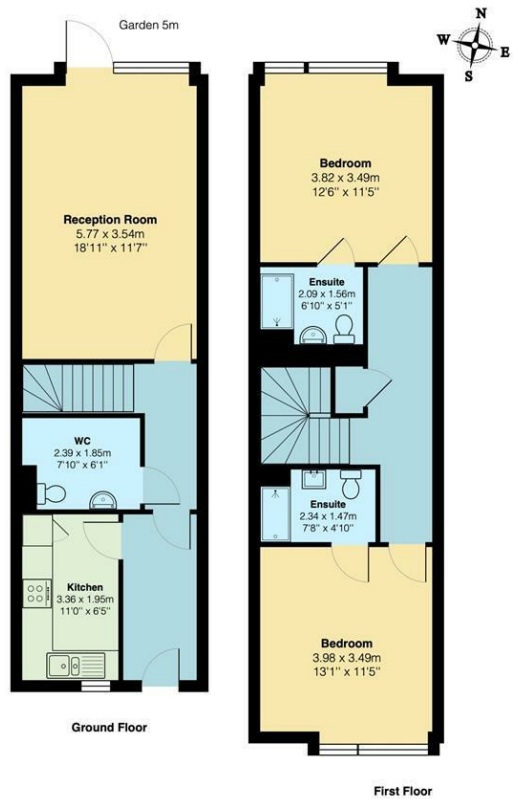
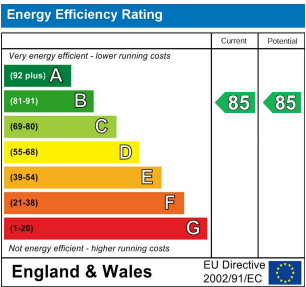
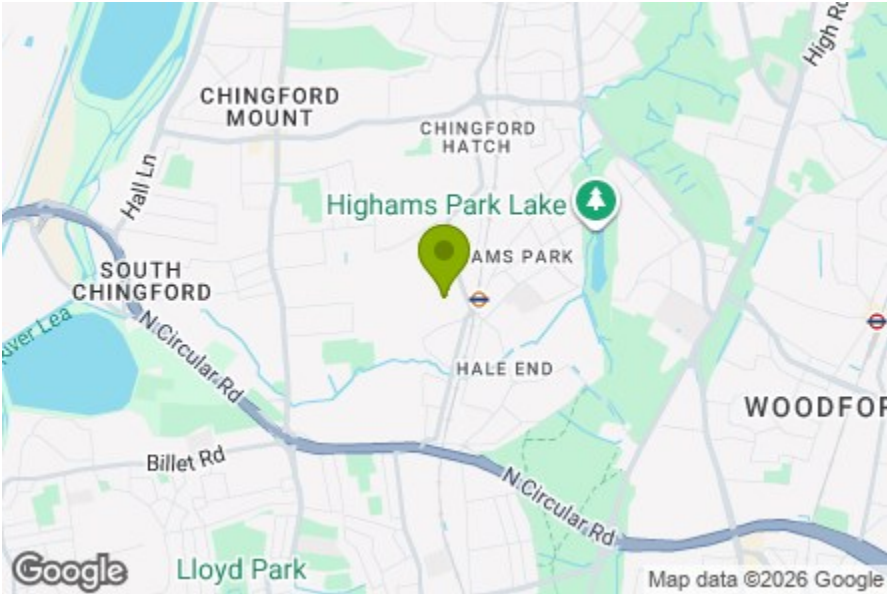




Total Area: 94.5 m² ... 1017 ft²
All measurements are approximate and for display purposes only.

- Kitchen
11'0" x 6'4"
- WC
7'10" x 6'0"
- Reception Room
18'11" x 11'7"
- Bedroom
13'0" x 11'5"
- Ensuite
7'8" x 4'9"
- Bedroom
12'6" x 11'5"
- Ensuite
6'10" x 5'1"
- Garden
16'4"



HICKMAN AVENUE, HIGHAMS PARK

Offers In Excess Of £475,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Arranged Over Two Floors
- Private Rear Garden
- Two Ensuites and a Ground Floor WC
- 241 Year Lease
- Own Front Door
- Moments To Highams Park Station
- Service Charge is £750.39 Per Annum

Moments from Highams Park Station, this beautifully presented two bedroom maisonette is arranged over two floors and combines generous living space with a private rear garden. Well placed for the neighbourhood's independent cafés, open green spaces and Overground connections into Liverpool Street, it's an ideal home for those looking for both convenience and a peaceful residential setting.

REQUEST A VIEWING
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0203 397 2222

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0203 397 9797

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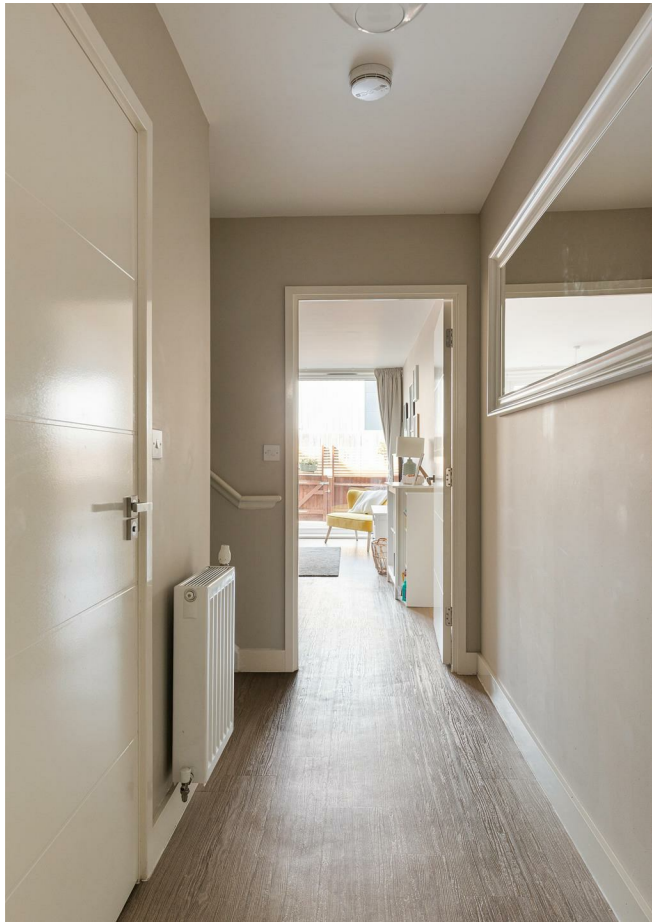
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IF YOU LIVED HERE...

Step inside and the entrance hall leads through the ground floor, with the kitchen positioned at the front and the spacious reception room set to the rear. The kitchen is finished in a clean, contemporary style with white cabinetry, dark worktops and plenty of storage, while the reception room is filled with natural light and opens directly onto the private rear garden through glazed doors, creating an easy connection between inside and out. A ground floor WC completes this level.

Upstairs, both bedrooms are comfortable doubles, each enjoying the luxury of its own ensuite, making the layout especially practical for guests, families or those sharing. The principal bedroom sits at the rear overlooking the garden, while the second bedroom is positioned at the front. Soft neutral décor, large windows and thoughtful finishes create a calm feel throughout, while the arrangement across two floors gives the home a natural sense of separation between living and sleeping spaces. Outside, the private rear garden provides a lovely spot for morning coffee,

outdoor dining or simply unwinding in the warmer months.

WHAT ELSE?

- Highams Park Station is just a short walk away, with Overground services to Liverpool Street in around 25 minutes. Around the village centre you'll find local favourites including Vino Tap, The Stag & Lantern, Biba & Wren and Yaz.
- Highams Park Lake and the expansive trails of Epping Forest are both within easy reach, offering wonderful walking routes, cycling and peaceful green space throughout the year.
- Chingford is also close by for even more choice, with favourites including Gina Café, Rusty Bike Thai, Sushi Monster and the restaurants and pubs around Station Road.



A WORD FROM THE OWNER...

"Highams Park is a wonderful neighbourhood combining a quiet, leafy village feel with the transport link perks of an E4 postcode! There is a real sense of local community and the property is walking distance to the train station, great pubs (Royal Oak, Larkshall, Stag & Lantern), friendly coffee shops (Karya, Indulge), a lovely wine bar (Vino Tap) & an incoming cinema. Tesco is also right across the road, which has been a lifesaver on many occasions! There's an abundance of local green spaces (Highams Park lake, Epping Forest) and it is within catchment of fantastic local schools for anyone who has / is considering children. It has been a very happy home for my daughter and me over the last two years - providing an amazing sense of space across two floors, useful ensuite bathrooms and a WC downstairs, and an easy-to-maintain garden that gets lovely light in the early evening. Being a duplex flat with its own entrance, it also comes with a much lower service charge than the upper flats in Furrow House. It is an ideal purchase for young professionals or families."

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