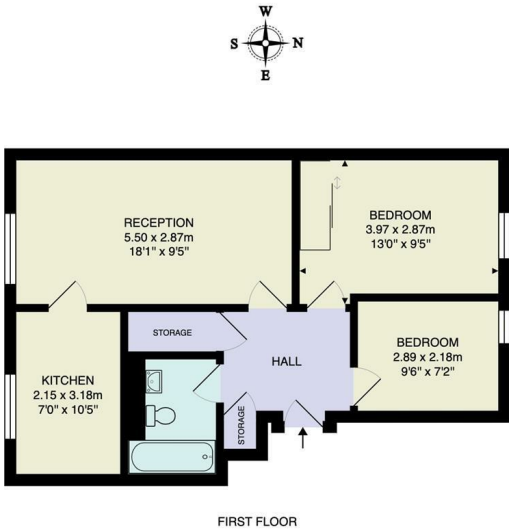




Total Area: 53.1 m² ... 571 ft²

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.

Reception
18'0" x 9'4"

Kitchen
7'0" x 10'5"

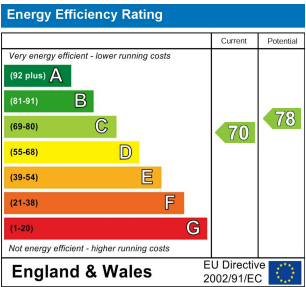
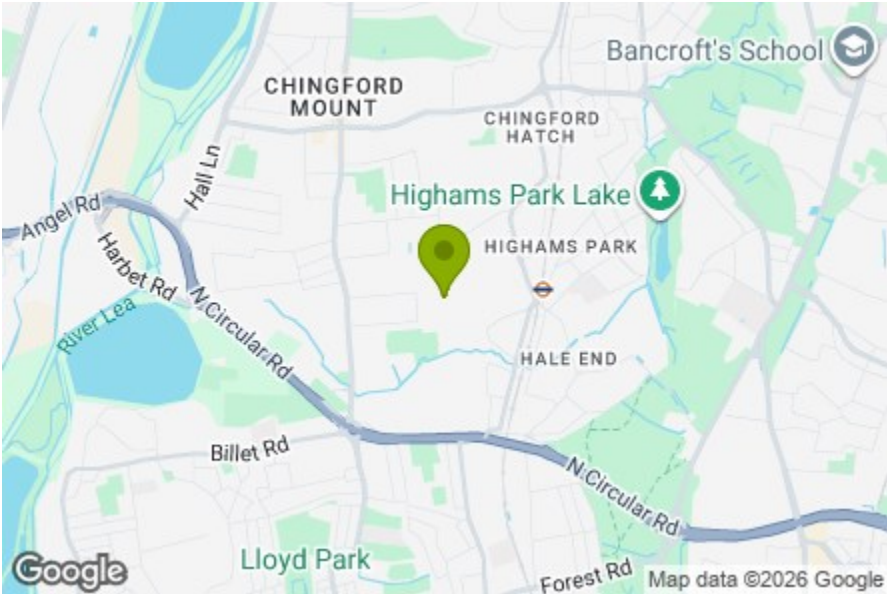
Bedroom
13'0" x 9'4"

Bedroom
9'5" x 7'1"

Hall

Storage

Storage



THURLOW CLOSE, HIGHAMS PARK

£325,000 Leasehold
2 Bed Apartment



Features:

- 178-Year Lease With £0 Ground Rent
- Allocated Off-Street Parking Space
- Ten Minute Walk To Highams Park Overground
- City In Just Over Twenty Minutes
- Approx 571 Sq Ft / 53 Sq Meters
- Communal Gardens & Allocated Bike Hanger Space
- Hyperoptic 1GB Fibre Installed
- All-Electric - No Gas Safety Certificates Required
- Council Tax Band C
- Professionally Managed Block With Resident Directors

An immaculately presented two bedroom apartment on the first floor of a small, modern development, offered with a 178-year lease and a peppercorn (£0) ground rent - a genuinely clean title in a market where leasehold flats routinely stall.

Outside, you have a designated parking spot and your convenient location will bring you onto the North Circular in less than five minutes.

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IF YOU LIVED HERE...

Your hallway leads off to every corner of your home, for an enviable flow. Your bright 170 square foot reception is a peaceful and welcoming space, with an open layout, ample natural light, and light oak, hardwood and carpet flooring. Mahogany window framing adds warmth to the dining area, contrasting beautifully with the white walls and offering views over surrounding greenery. Your kitchen showcases similar trim, along with plentiful polished cabinetry, a frosted glass splashback, white tiled floors and timber worktops.

The minimalist design extends seamlessly into both bedrooms. Each features soft beige carpeting for a homely feel - the principal room finished in a sophisticated grey alongside a striking black panelled accent wall, the second a calm off-white, well suited as a nursery, guest room or home office. Your bathroom features stylish tiling, with dark charcoal flooring and large grey stone-textured tiles throughout.

Outside, Highams Park is an understated gem you'll quickly fall in love with. The station, less than ten minutes on foot, will get you to the City in just over twenty minutes, or a quick change at Walthamstow Central two stops down puts you on the Victoria line for the West End. By car, you're on the North Circular in under five minutes - and you have your own allocated parking space, a rarity at this price point locally. The community has plenty to offer, including local favourites like Yaz, a

Mediterranean café by day and lively cocktail bar by night, and the dog-friendly micropub The Stag & Lantern, both within fifteen minutes of your front door.

WHAT ELSE?

- The lease is the headline here. A 178-year term with a £0 ground rent removes the single most common cause of delay and lender hesitation on flats of this age. No escalating ground rent, no mortgage complications, no unwelcome surprises at conveyancing.
- The block is all-electric with no gas supply - meaning no annual gas safety certificate, one utility account, and an Economy 7 immersion system. A smart meter was fitted in 2022.
- Hyperoptic 1Gbps full fibre was installed in 2024, and the flat has coded access to the communal garden, bin stores and shared areas, plus loft storage and an allocated bike hanger space (one of only six in the close).
- The development is managed by East Block Group with volunteer resident directors and an annual AGM - communal areas are consistently well maintained and residents have a genuine say in how the block is run.
- Nestled between Banbury Reservoir and Highams Park, you'll enjoy abundant green space. Highams Park Lake, designed in the 1800s by Humphry Repton, offers scenic views, alongside the charming café named after him showcasing local artists' work.
- Tiny Tots Nursery is a three minute walk away, with well-regarded primaries and supermarkets all within walking distance.



A WORD FROM THE OWNER...

"Living in this flat has been an absolute delight for our family. The nearby nurseries, schools and supermarkets, all within walking distance, have made life with two small children so much easier. Highams Park and Chingford, where we've lived our whole lives, is perfect for city commuters and offers a warm community feel.

The regular upkeep from the management company, East Block Group, has been excellent, ensuring the communal areas are always well maintained. We've also taken care of the lease extension in full at our own cost, so the next owners inherit a long lease with no ground rent to worry about. As we move to another home in the area, we hope they enjoy this flat and its fantastic location as much as we have."

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