

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

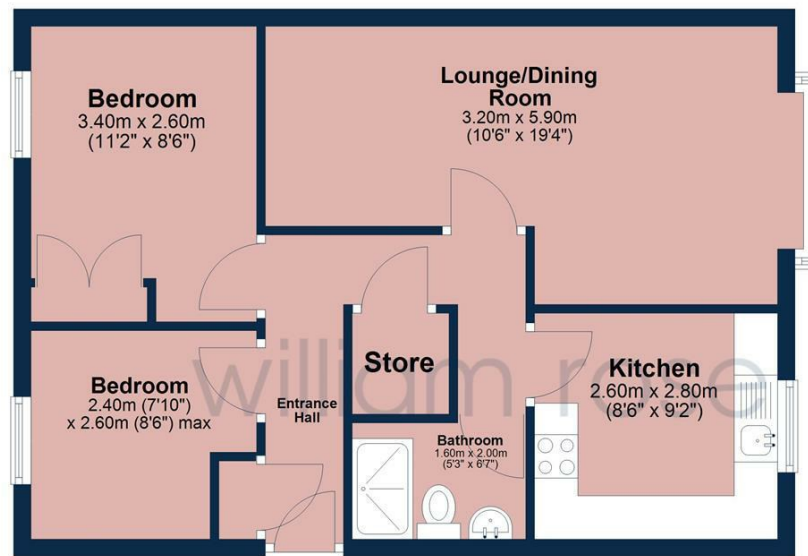
## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Third Floor**  
Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 51.1 sq. metres (550.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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**Higham Station Avenue**



**160 Higham Station Avenue, Chingford, London, E4 9XG**

**Guide Price £280,000**

- Two bedrooms
- Separate fitted kitchen with practical layout
- Allocated parking space
- Can be purchased with current lease or new lease on completion
- Short distance to Highams Park station with direct links to London Liverpool Street
- Spacious third-floor flat
- Two well-proportioned bedrooms offering flexible living
- Chain free for a smooth and straightforward purchase
- Sought-after residential location
- Easy access to the open green spaces of Epping Forest

## 160 Higham Station Avenue, London E4 9XG

Chain-free, well-proportioned third-floor flat, featuring two bedrooms, a bright lounge/dining room, and a separate kitchen. The property benefits from an allocated parking space and will be offered with a new lease on completion. Ideally located close to Highams Park station, local amenities, and the open green spaces of Epping Forest, making it perfect for first-time buyers, downsizers, or investors.



Council Tax Band: C



Guide Price £300,000 - £325,000 dependant on lease.

Situated on the sought-after Higham Station Avenue in E4, this well-proportioned third-floor flat offers bright, comfortable living in the heart of the ever-popular Highams Park. The property features a spacious lounge and dining area, ideal for both relaxing and entertaining, alongside a separate kitchen designed for practical everyday use. Two well-appointed bedrooms provide flexible accommodation, whether for a growing household, guests, or a dedicated home office. A bathroom, additional storage, and a welcoming entrance hall complete the internal layout, creating a home that balances comfort and functionality.

Further enhancing its appeal, the property is offered chain free, allowing for a smoother and potentially quicker transaction. It also benefits from an allocated parking space, providing valuable convenience and peace of mind for residents and visitors alike.

The property will be offered with a new lease on completion, providing long-term security and reassurance for the incoming purchaser, with an alternative option to purchase with the current lease at a discounted price. Higham Station Avenue is perfectly positioned to enjoy the best of local living. Residents benefit from a strong sense of community, with an excellent selection of independent cafés, shops, and everyday amenities nearby. The beautiful open spaces of Epping Forest and the picturesque Highams Park Lake are within easy reach, offering scenic walking routes, outdoor recreation, and a peaceful escape from city life.

Transport connections are excellent, with Highams Park station just a short distance away, providing direct services to London Liverpool Street, making commuting into the City and beyond both convenient and efficient. The area is also well served by local bus routes and road links, ensuring easy access to surrounding parts of London and the wider London Borough of Waltham Forest.

This flat represents an excellent opportunity for first-time buyers, downsizers, or investors seeking

a well-located, chain-free home with parking in a vibrant and well-connected North East London neighbourhood.