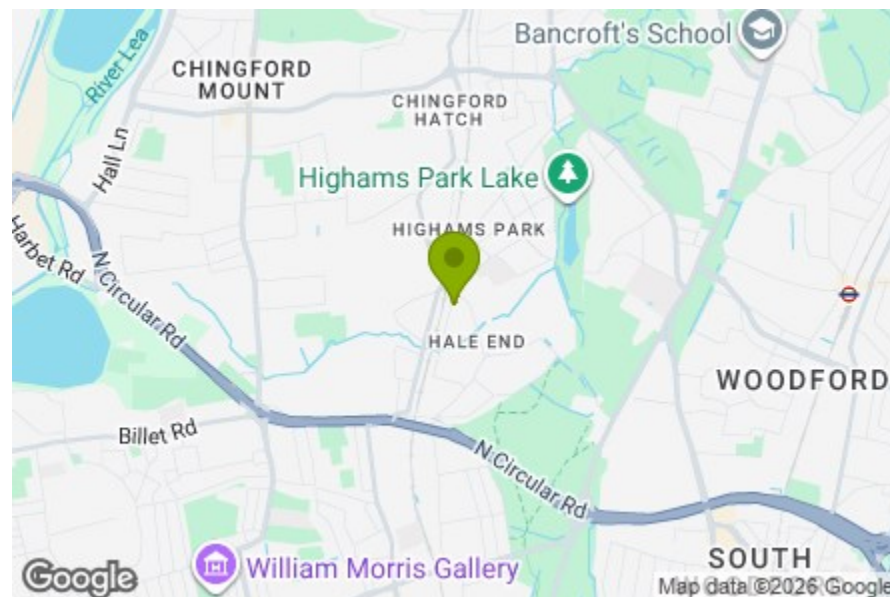


- Reception Room  
12'4" x 10'1"
- Kitchen  
12'0" x 10'8"
- Bedroom  
13'10" x 13'9"
- Bedroom  
13'6" x 8'5"
- Bathroom  
8'11" x 4'5"
- Garden  
39'4"



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



## BEECH HALL ROAD, HIGHAMS PARK

### Offers In Excess Of £525,000 Share of Freehold 2 Bed Maisonette



#### Features:

- Two Bedroom Maisonette
- Ground Floor Edwardian
- Moments from Highams Park Station
- Approx. 740 Square Foot
- Newly Refurbished
- Short Walk to Epping Forest
- Quiet Residential Location
- Circa 40 Foot Private Garden

Situated in highly sought-after Highams Park, this beautifully refurbished two-bedroom ground floor maisonette is set within a striking Edwardian property. Expertly designed throughout, it offers a bright and spacious open-plan living area, stylish contemporary finishes, and a secluded 40 foot private garden, a true extension of the living space.

Highams Park's vibrant eateries, shops and Overground station are all within easy reach, while nearby Walthamstow offers an even wider range of amenities, restaurants and excellent transport connections. Meanwhile, Epping Forest is just a short walk away.

**REQUEST A VIEWING**  
0203 369 6444

**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



**IF YOU LIVED HERE...**

Offering 740 square feet of beautifully presented living space, this charming home effortlessly combines period character with thoughtful contemporary design. From the moment you arrive, the elegant Edwardian frontage creates a lasting first impression.

Inside, the immaculate finish and generous windows fill the front bedroom room with natural light, creating a serene space. Period features, including a fireplace, ceiling rose and bespoke shutters, are complemented by custom-built storage, adding both character and practicality. The second bedroom is equally well finished, offering versatile space that could also serve as a guest room or home office. The built-in storage will be a huge bonus.

At the heart, the home opens into a stylish kitchen and reception area. While distinct in layout, the adjoining spaces create a sociable, open-plan feel, ideal for both everyday living and entertaining. Every detail has been carefully considered, from the butler sink and antique-style fittings to the sleek worktops, shaker-style cabinetry and blush decor. Modern integrated appliances and ample storage complete the design.

Stepping outside, the impressive 40-foot south-facing garden provides a private

retreat, featuring a generous patio, generous lawn and mature trees that create a wonderfully secluded feel.

The bathroom strikes a perfect balance between classic and contemporary, finished with marble-style tiling, elegant fittings and a sleek shower over the bath.

Highams Park station is a few minutes away. From there you can nip to Liverpool Street on the Weaver Overground in around 25 minutes (or change at Walthamstow Central for the Victoria line and whizz to the West End). You'll spot some excellent amenities in the area, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens.

**WHAT ELSE?**

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in eye-pleasing surroundings, it's just six minutes on foot too.
- Parents will be pleased to know you have an abundance of great schools in the area.
- Drivers can be on the North Circular in just a few minutes, and you've also got easy access to amenities in adjoining areas, such as Woodford and Chingford.



**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

**REQUEST A VIEWING**  
0203 369 6444

**FOLLOW US → @STOWBROTHERS**  
**STOWBROTHERS.COM**