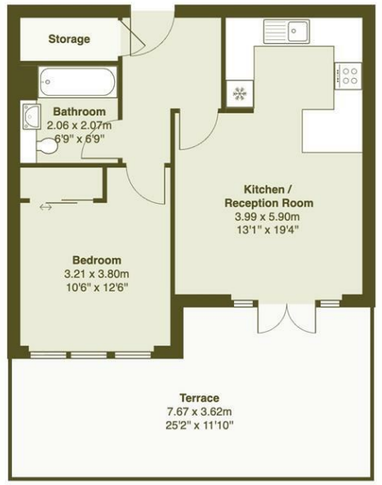
THE STOW BROTHERS



First Floor

Total Area: 47.3 m² ... 509 ft² (excluding terrace)

All measurements are approximate and for display purposes only

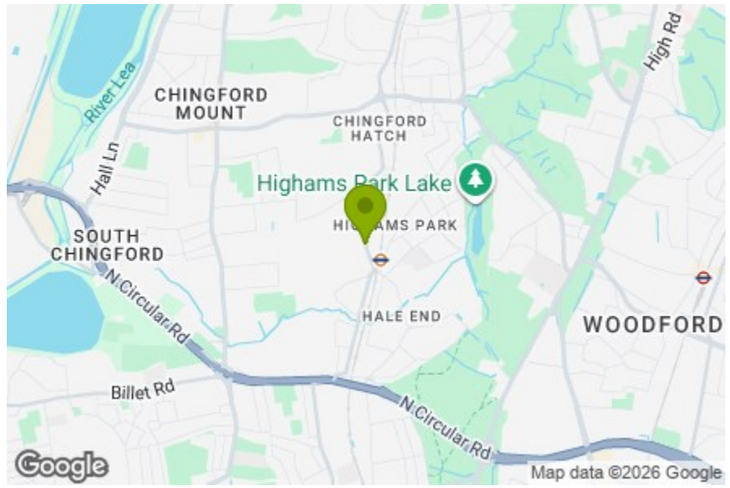
Kitchen/Reception Room
13'1" x 19'4"

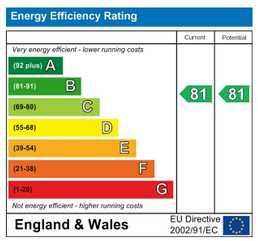
Terrace
25'1" x 11'10"

Bedroom
10'6" x 12'5"

Bathroom
6'9" x 6'9"

Storage





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
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propertymanagement@stowbrothers.com
0203 325 7228

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LARKSHALL ROAD, HIGHAMS PARK

Offers In Excess Of £350,000 Leasehold

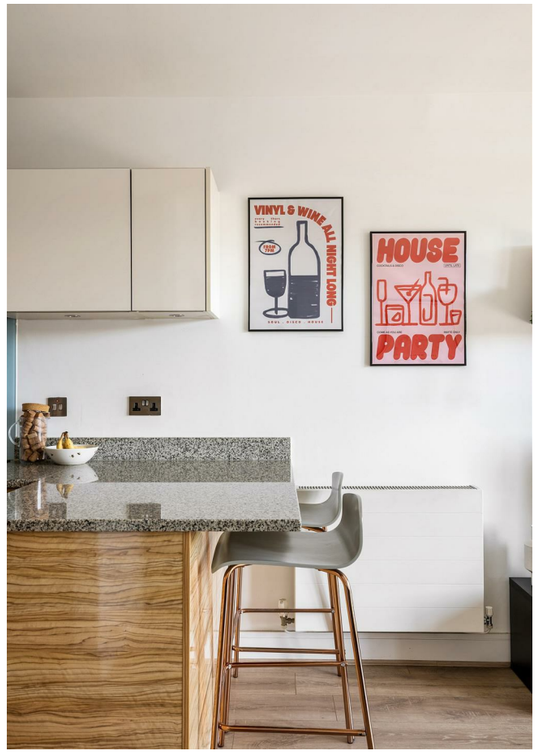
1 Bed Apartment - Purpose Built

Features:

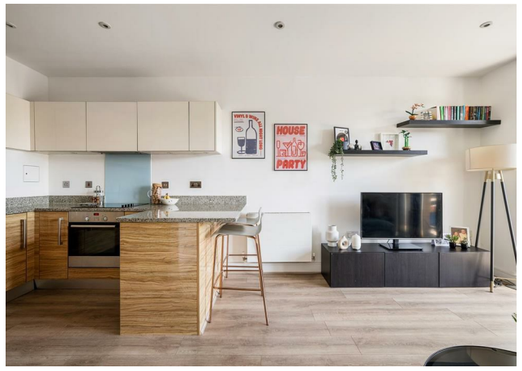
- One Bedroom
- Large Private Roof Terrace
- Parking Space Included
- 150 Year Lease
- Minutes Away From Highams Park Station
- Short Walk To Epping Forest
- 1st Floor
- Excellent Condition
- Ground Rent £250 pa / Service Charge £1920 pa
- Council Tax Band C

Set on the first floor in the heart of Highams Park, this beautifully presented one bedroom apartment pairs bright, contemporary interiors with a particularly generous private roof terrace. Highams Park Station is close by, while the neighbourhood's independent places to eat and drink and the open green spaces of Epping Forest are all within easy reach.

REQUEST A VIEWING
0203 369 6444

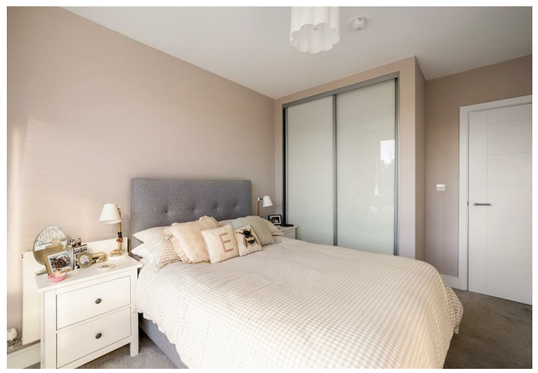














REQUEST A VIEWING
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IF YOU LIVED HERE...

The entrance hall leads through to an open-plan kitchen and living space, where full-height glazed doors bring in plenty of daylight and open directly onto the terrace. The kitchen combines warm wood cabinetry with pale upper units, stone-effect worktops and a breakfast bar, while the adjoining living area has ample room to relax. The clean, contemporary finish continues throughout, with timber-effect flooring, white walls and carefully chosen details keeping everything calm and cohesive.

The bedroom is a comfortable double, with windows bringing in plenty of natural light, while the bathroom has a bath with shower above and a neutral tiled finish. Outside, the private roof terrace is a real highlight, extending across the width of the apartment and offering plenty of room for outdoor seating, dining and planting. The property is presented in excellent condition, with a parking space included and a 150-year lease.

WHAT ELSE?

Highams Park Station is close by, providing Overground services towards Liverpool Street, with a change at Walthamstow Central for the Victoria line.

Highams Park has a lovely neighbourhood feel, with local favourites including Stag & Lantern and Vino Tap, while Highams Park Lake and Epping Forest offer plenty of greenery nearby.

The apartment comes with a parking space and a 150-year lease. Ground rent is £250 per annum and the service charge is £1,920 per annum. Council Tax Band C.



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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