

Third Floor  
Total Area: 67.6 m<sup>2</sup> ... 728 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

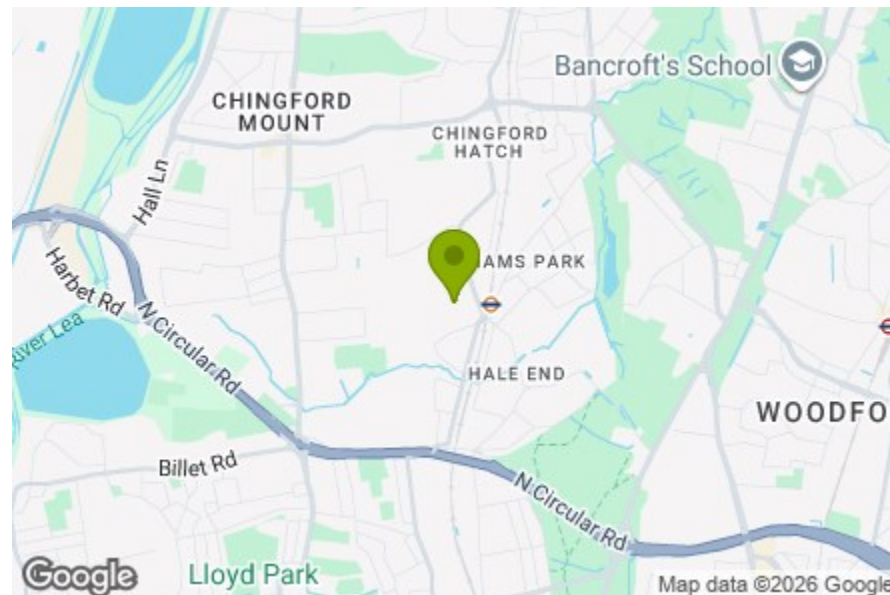
Kitchen/ Dining / Reception Room  
15'3" x 19'0"

Balcony  
15'6" x 5'5"

Bedroom  
9'1" x 11'10"

Bedroom  
12'3" x 11'10"

Bathroom  
6'6" x 6'9"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(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



## HICKMAN AVENUE, HIGHAMS PARK

Asking Price £395,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Third Floor
- Approx. 728 Square Foot
- Moments from Highams Park Station
- Chain Free
- Private Balcony
- Short Walk to Epping Forest

This third-floor apartment offers generous proportions and a carefully arranged layout, with two comfortable bedrooms across approximately 728 square feet. A private balcony extends the home, creating a pleasant spot to enjoy the outdoors. Positioned just moments from Highams Park Station, it ensures excellent connections, while the open landscapes of Epping Forest are within a short walk. The property is also offered chain free, making it an appealing option for those seeking a home that balances comfort, convenience and a close relationship with both city life and natural surroundings.

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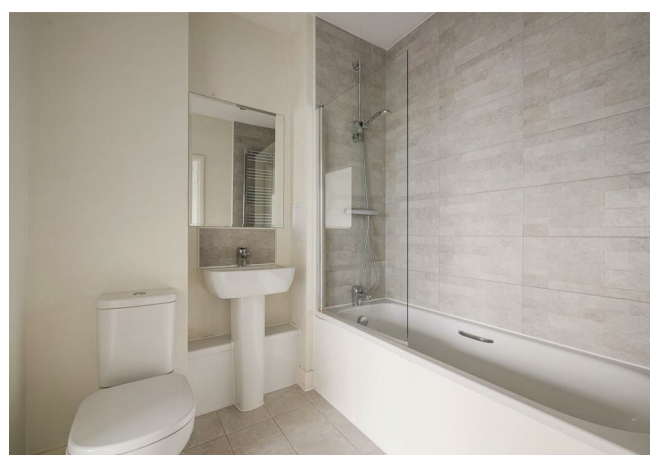
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#### IF YOU LIVED HERE...

The building presents a contemporary frontage with pale brickwork and expansive windows that lend it a bright, modern character. Street trees and neatly kept greenery soften the clean lines, giving the development an inviting feel from the outset. Inside, the hallway sets a welcoming tone, running the length of the home and providing entry to all rooms. Two built-in storage cupboards sit discreetly along the way, offering useful space to keep things organised and the interiors free of clutter. At the heart of the home lies a generous open-plan kitchen, dining and reception room. This expansive area is bathed in natural light, thanks to a large window alongside a glazed door opening directly onto the balcony. A thoughtful combination of tiled and carpeted flooring defines the different zones, creating a layout that balances function and style. The neutral finish provides a versatile backdrop, ready to be shaped by personal touches.

Extending the accommodation outdoors, the balcony is finished with timber decking and a glass balustrade that allows light to flow freely. There is ample opportunity here to add potted plants or greenery, making it a private retreat to enjoy fresh air and open views.

Two double bedrooms continue the sense of light and proportion, each framed by wide windows and finished in restful tones. Both are adaptable, whether for peaceful retreats or flexible use. Completing the layout, the bathroom is styled in soft neutral shades with tiled surfaces and a bath with overhead shower. Its dual access is a

particularly useful feature, serving both as a private en-suite and a shared family space.

Neighbourhood highlights include a lively mix of independent spots and green escapes. Just a short stroll away, Biba & Wren serves fresh coffee and artisan bakes in a relaxed setting, while Breeze is a well-regarded restaurant with a warm community feel. The Stag & Lantern is known for its rotating selection of cask ales, craft beers, ciders and wines, creating a lively destination for those who enjoy something distinctive. In contrast, the Royal Oak offers a more traditional setting with a cosy charm. For time outdoors, Highams Park Lake, on the edge of Epping Forest, provides a wide expanse of water and greenery to explore, bringing a sense of openness alongside the convenience of local amenities.

#### WHAT ELSE?

Highams Park Station is just a 4-minute walk away, offering swift links into the city. The area is also well connected by bus routes, with regular services running through neighbouring areas such as Walthamstow, Chingford, Woodford and Leytonstone, ensuring straightforward journeys both locally and further afield.



#### A WORD FROM THE EXPERT....

"Around the corner from the office are The Stag and Lantern and Vinoramica, perfect spots for all your alcoholic needs. 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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