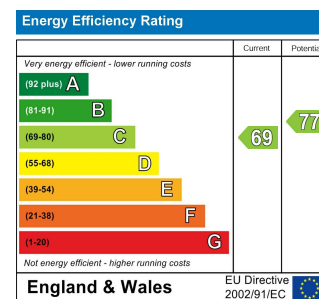
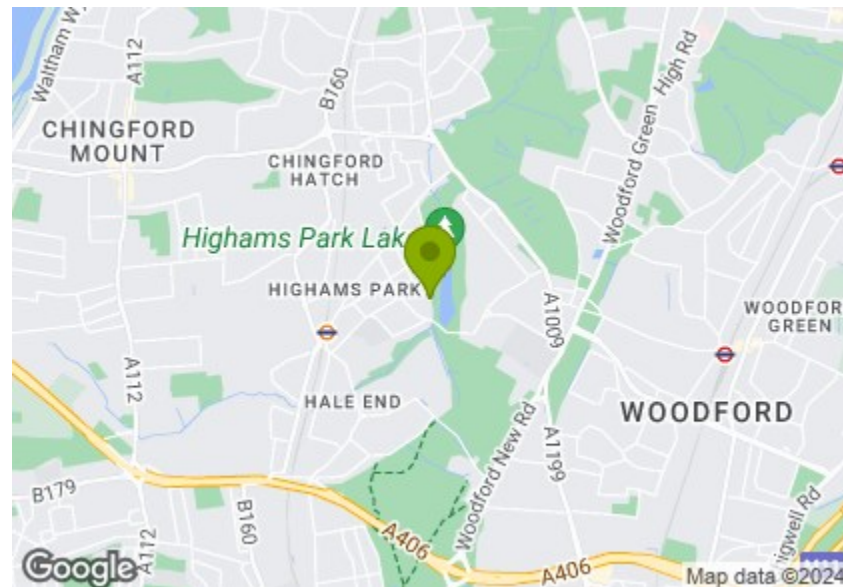


Total Area (Excluding Garden Room & Garage): 54.6 m² ... 588 ft²

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.



FOREST GLADE, HIGHAMS PARK

Offers In Excess Of £425,000 Leasehold

2 Bed Maisonette



Features:

- Two Bedroom
- Ground Floor Maisonette
- 900+ Year Lease
- Moments from Epping Forest
- Private Garage
- Approx 588 Square Foot
- Short Walk to Highams Park Station
- Circa 35 Foot Private Garden
- Garden Room
- Side Access

This thoughtfully designed two-bedroom apartment is situated in a peaceful yet well-connected spot in Highams Park, where residents can enjoy the benefits of everything from sprawling nature and fantastic eateries to excellent transport links and convenient retail.

Coming in at 588 square foot, the ground floor home benefits from having a private garage and a 35 foot rear garden with studio plus side access. The 900 plus year lease is the icing on the cake.

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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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0203 369 1818

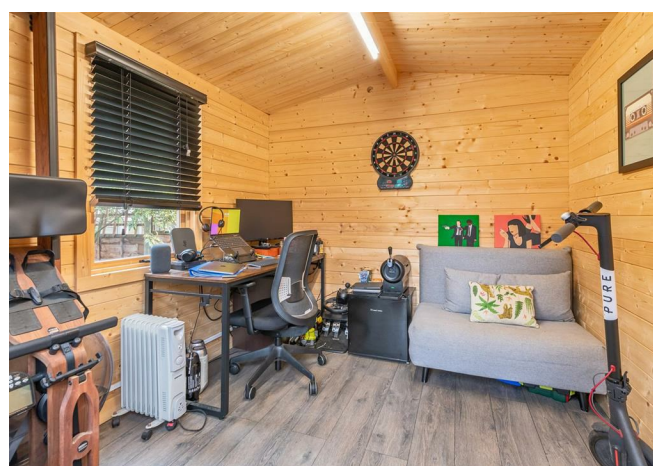
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IF YOU LIVED HERE...

Drivers will be delighted with the private garage (and there are plenty of other ways that the space could be used too), but this is a fantastic area to explore on foot. You're only a few minutes from the lush greenery of Highams Park, where you'll find a tranquil lake, flower meadow, playground and a packed schedule of events during summer months.

Head in the other direction and you'll find a thriving food and drink scene around the quaint centre of Highams Park. Be sure to check out Vino Tap, The Stag & Lantern Micropub, Melting Pot Bistro, Greek on Broadway and Yaz, but there are many other hidden gems.

You'll be pleased to discover that you have a Tesco Superstore a short stroll away, so you'll never be stuck for essentials. The train station is also conveniently located, giving you access to the overground, where you can reach Liverpool Street in around 25 minutes (or change two stops down the line at Walthamstow for the Victoria line).

Back at home, relax in your stylish lounge/reception, which is naturally bright thanks to generous windows. The decor is crisp and neutral, while the fireplace alcove and parquet flooring add stylish flair. The kitchen is sleek and modern,

with pristine units and high-spec appliances.

You'll find more of the neat decor in the bedrooms, while the bathroom is smart and spacious with an over-tub shower. There's plenty of storage space in the hallway, and at the rear you have a fantastic garden studio, which could be used in countless ways.

You'll also get plenty of use out of the large garden during warmer months, especially with two decked patios in the mix. The fact that you have side access will be extra convenient, too.

WHAT ELSE?

- You're close enough to Chingford, Walthamstow and Woodford that you get to enjoy the benefits of those fantastic neighbourhoods too.
- Parents will be pleased to know you have an abundance of 'Outstanding' or 'Good' schools in the area
- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.



A WORD FROM THE OWNERS....

"Since living here we have loved the access to the forest, lake and park, and take our dog walking in the forest most days. We have enjoyed making our outside space inviting and an extension of our living area, spending most spring and summer evenings relaxing outdoors. We have gotten to know our neighbours and view them as friends, we will be sad to leave "the glade". We tend to park our car out front, never having any issues with parking, leaving the garage for extra storage!"

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Garage

8'4" x 16'10"

Garden

34'5" x 22'3"

Garden Room

8'3" x 8'11"

Lounge/ Dining Room

10'11" x 14'0"

Kitchen

10'0" x 10'2"

Bedroom

10'11" x 12'6"

Bedroom

6'8" x 13'5"

Bathroom

6'10" x 6'2"



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