

First Floor

Total Area: 49.2 m<sup>2</sup> ... 530 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only.

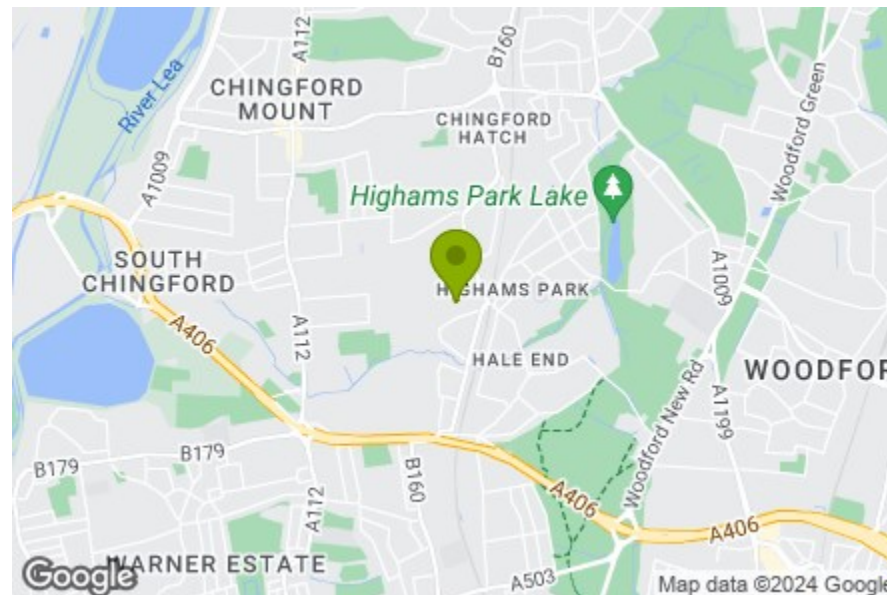
Hallway  
10'5" x 5'2"

Kitchen / Reception Room  
20'6" x 13'1"

Balcony  
11'10" x 3'6"

Bedroom  
17'1" x 8'7"

Bathroom  
11'1" x 6'11"



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



## JACKS FARM WAY, HIGHAMS PARK Offers In Excess Of £315,000 Leasehold 1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Private Balcony
- Long Lease
- Moments From Highams Park Station
- Local Amenities on Your Door Step
- Short Walk to Epping Forest
- Secure Development
- Being Sold Chain Free

A sleek and stylish one bedroom apartment with private balcony in a low-rise, purpose-built block in the beating heart of Highams Park. You're in a thriving community here, just moments from Highams Park's station and amenities.

If it's green open space you're craving then you're perfectly positioned for that too. Head to Vincent Road Playground seven minutes away and follow the River Ching up to Highams Park itself for rolling parkland, a sparkling lake made famous by Blue Peter, and spectacular views over London.

REQUEST A VIEWING  
0203 369 6444

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**E18 & IG8**  
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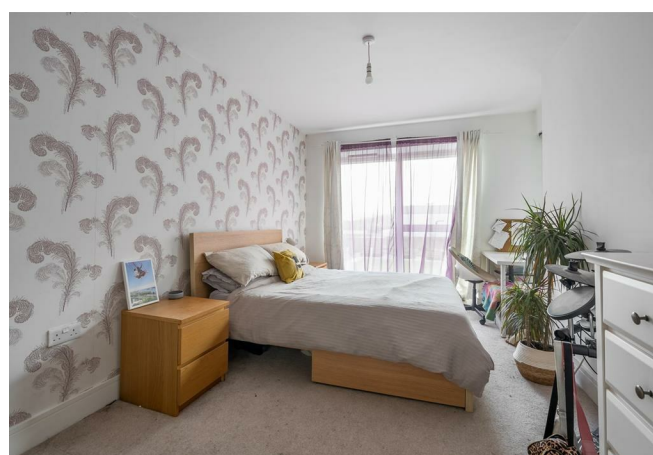
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#### IF YOU LIVED HERE...

You'll love having a fine array of things to sup and savour right on your doorstep. Whether you're meeting up with friends or making new ones, there's a huge choice here. Yaz, Breeze, The Indian Dining Club, Karya Bistro and Greek on Broadway will appease any palate. Inside and your sleek and stylish lounge/kitchen comes in at a sizeable 250 square feet with engineered timber floorboards underfoot, a vintage wallpaper statement wall and a kitchen area decked out in under-lit ash units, a vibrant coral backsplash and integrated appliances.

To the rear is your forty foot timber-decked balcony with enviable elevated views, ideal for admiring that skyline with a steaming coffee. Back inside, past a wealth of storage space in the hallway, you'll find the gleaming bathroom complete with a shower over the underlit tub, contemporary fittings and a heated towel rail. Your generous 150 square feet bedroom's dual aspect with built-in storage and gorgeous green views, plus the apartment's chain free, so you can move straight in.

Highams Park overground is a four minute jaunt from your front door and will get you directly to Liverpool Street in twenty four minutes, putting the City less than half an hour away door-to-door. Or Walthamstow Central is just two stops and five minutes away for the Victoria line, Empire Cinema entertainment complex and the esoteric attractions of Walthamstow Village. If you don't feel like walking then there's a choice of three bus routes on The Broadway for destinations including Chingford, Walthamstow, Wood Street and Leytonstone.

#### WHAT ELSE?

- If the gym's your thing then E4 Fitness & Leisure is just a five minute walk from your front door for a gym and regular boxing, karate and fitness classes.
- Drivers are four minutes from the North Circular. The M11's three minutes further, to take you straight to Stansted Airport.
- The County Arms is your new local. A mere four minute walk away, they serve up a particularly fine line in burgers. Their mouthwatering chickpea and red pepper patty's a firm favourite.



#### A WORD FROM THE OWNER...

"I bought this property on my own and loved living there when I did. It is very easy to get to the station, and handy having Tesco next door - but also has the feeling of being tucked away from the main roads. The gardens at the front are really nice, but having my own balcony with the big glass windows - was perfect. It is a lovely place - one that I was very proud to call my own, and enjoyed putting my own stamp on it.

Although I have had it rented out for the last few years, I carry fond memories of living there and having my own tranquil space. Anyone who moves in, will no doubt feel the same!"

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