



Kitchen / Lounge / Diner  
11'10" x 23'5"

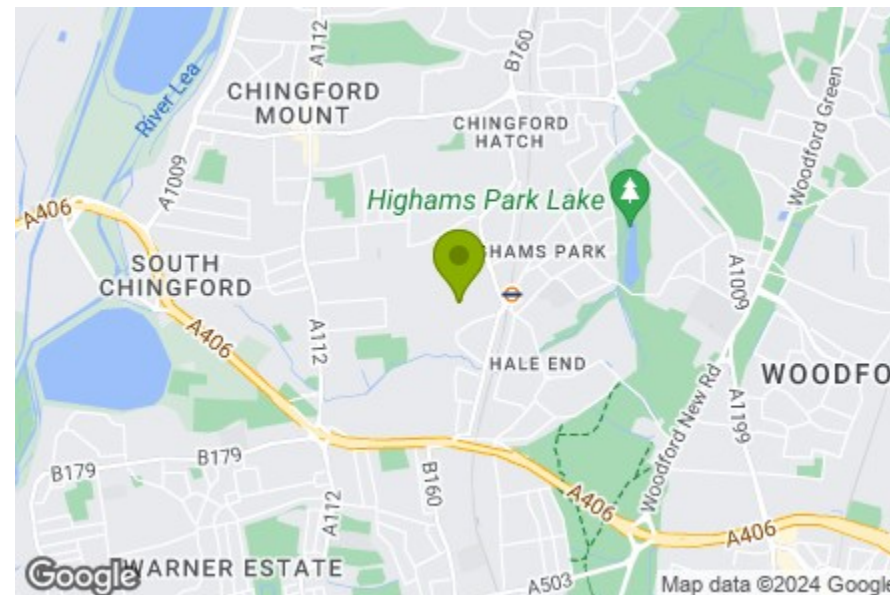
Balcony  
8'8" x 5'8"

Bedroom  
12'4" x 13'5"

Bathroom  
6'9" x 6'10"

Total Area (Excluding Balcony): 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

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.



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

Asking Price £310,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Located on the Third Floor
- Long Lease
- Moments From Highams Park Station
- Communal Roof Top Garden
- Short Walk to Epping Forest
- Secure Development
- Local Amenities on Your Door Step

A bright and modern one-bedroom apartment situated on the third floor of a well maintained and stylishly designed block, close to the fantastic amenities of Highams Park and the sprawling nature of Epping Forest.

Benefiting from all the perks of being newly-build, the home comes with ample storage, high spec appliances, smart fittings, spotless decor, a private balcony and a lovely communal roof terrace. That fact that it has a long lease is yet another tick on the list.

There's been a lot of buzz about Highams Park since The Times recently described it as one of 'the best places to live', but we've long known about its brilliance - and we're sure you'll quickly recognise how fantastic it is, too.

REQUEST A VIEWING  
0203 369 6444

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#### IF YOU LIVED HERE...

Thanks to the large amount of natural light, your 550 square foot home enjoys a fantastic sense of space. If you work from home, you'll appreciate that the generous kitchen/reception room has plenty of room for balancing all aspects of life. Whether you're cooking for yourself or others, you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and contemporary fittings.

The bedroom is just as immaculate with neutral decor and soft carpeting, while the bathroom is smart and contemporary with an over-tub shower.

During warmer months you'll love making use of your private balcony and the communal roof terrace, which has been cleverly designed with plenty of space for residents to spread out or come together (they're a friendly bunch).

Living so close to Epping Forest gives a lovely sense of calm, but

you only have to walk a short distance to enjoy the buzz of living in a lively community. There's a playground at the bottom of your block, and just a bit further beyond you'll find amenities including Vino Tap, The Stag & Lantern Micropub, Yaz and Biba & Wren. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

If you need to head further afield, you'll be pleased to discovered that Highams Park station is only three minutes on foot, where you can head to Liverpool Street on the overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

#### WHAT ELSE?

- Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just nine minutes away on foot too.
- Your lease is so long you'll never have any renewal worries.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.



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

"Welcome to our top floor, bright one-bed flat in the heart of Highams Park. This was our very first place for me and my partner to call home, perfect for solo living or a snug nest for a couple. Just a few minutes away from Highams Park Station, where the overground can take you down to Liverpool Street in just about 25 min. Tesco superstore is on the doorstep as well as small local shops, cafés, restaurants and gym. What we enjoy the most was that, Epping Forest, local parks and Highams park Lake are short walking distance, and we could spend any free time in nature."

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