

Reception
10'2" x 18'2"

Kitchen
7'6" x 8'2"

Bathroom
7'10" x 6'9"

Bedroom
8'4" x 11'0"

Dressing Area

Bedroom
5'8" x 11'0"

Total Area: 54.5 m² ... 587 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	79
(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



HIGHAM STATION AVENUE, HIGHAMS PARK Offers In Excess Of £340,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom
- First Floor Apartment
- Short Walk To Highams Park Station
- Approx 587 Square Foot
- Close to Local Amenities
- Off Street Parking
- Communal Gardens
- 177 Year Lease

This bright and contemporary two-bedroom apartment is situated on the first floor of a modern block, close to the excellent amenities of Highams Park and the vast nature of Epping Forest.

As well as the great location, home highlights include off street parking, communal gardens, a separate reception room and kitchen, and a master bedroom with dressing area. That fact that the property has got a 124 year lease is another tick to a long list of pros.

REQUEST A VIEWING
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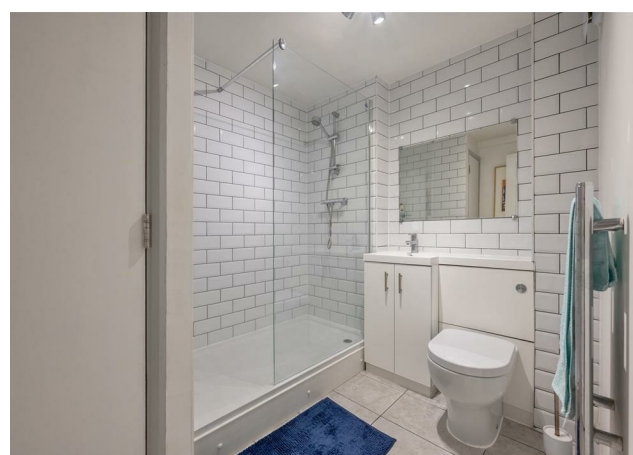
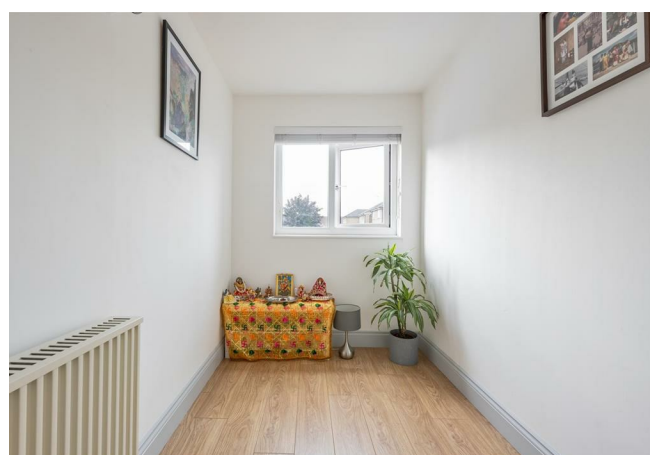
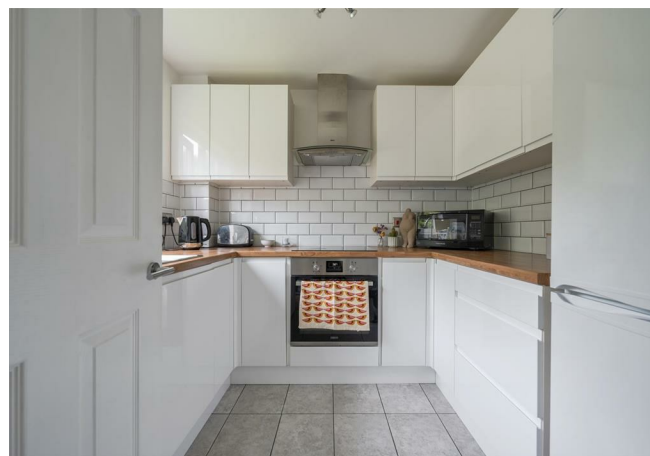
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IF YOU LIVED HERE...

Coming in at 587 square feet, this is a fantastically proportioned home, with the natural light and bright decor adding to the sense of space.

Both the kitchen and reception room are immaculate, and you'll enjoy having two contained spaces to move between. The two bedrooms are also spotless, with more of that neutral decor and sweeping engineered flooring. The master even has a dressing area, which will be a luxury you soon get used to. The bathroom is smart and contemporary, with glossy tiling and a walk-in shower.

If you're new to the Highams Park area, you're in for a brilliant surprise; with its great amenities, green space, wonderful sense of community and excellent transport links, it really is a hidden gem - just 30 minutes from the centre of the capital.

Highams Park is your nearest station - a 10 minute stroll away. From there you can nip to Liverpool Street on the overground in around 25 minutes. En route to the station, you'll spot some excellent amenities, including Biba & Wren, Vino Tap, The Stag & Lantern Micropub and Yaz. There's the convenience of

supermarkets and other chains if you need essentials.

You also have the option of heading in the other direction and getting a bus to Walthamstow, where you'll find award-winning eateries, plus the grand-scale redevelopment of the the Soho Theatre, which is due to open very soon.

The neighbourhood is home to a huge amount of greenery; Memorial Park is 10 mins away, while Highams Park, Epping Forest and Lloyd Park are all easily reachable too.

WHAT ELSE?

- Head west towards Chingford, where you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.

- Drivers will be happy to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in lovely surroundings, it's just a mile away.



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. 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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