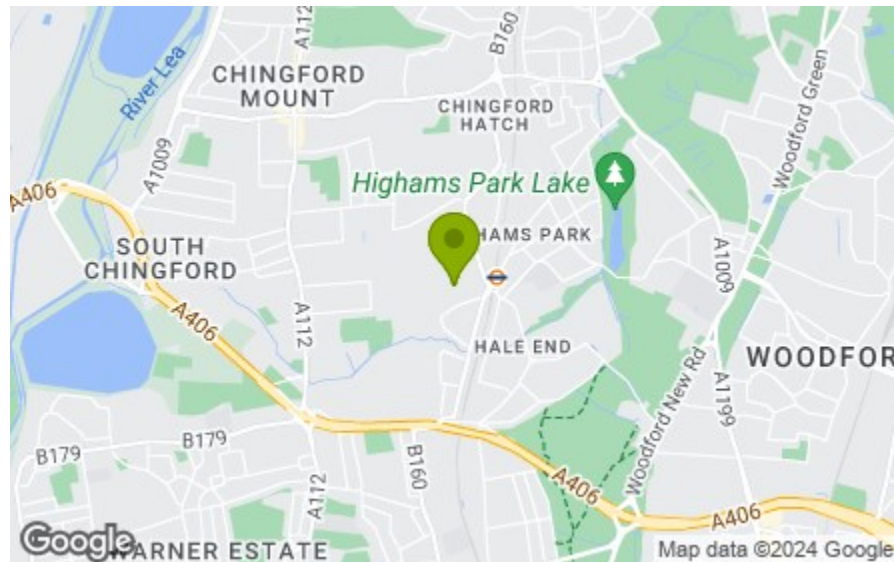




Total Area (Excluding Balcony): 50.6 m<sup>2</sup> ... 545 ft<sup>2</sup>

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			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## 5 JACKS FARM WAY, HIGHAMS PARK £1,495 Per Calendar Month 1 Bed House



### Features:

- Available Mid-June
- One Bedroom Apartment
- Private Balcony
- Short Walk to Epping Forest
- Moments Away from Highams Park Station
- No Parking Available
- EPC Rating C
- Council Tax Band C
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

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 397 9797

**E11, E7, E12 & E15**  
 hello11@stowbrothers.com  
 0203 397 2222

**E4 & N17**  
 hello4@stowbrothers.com  
 0203 369 6444

**E17 & E10**  
 hello17@stowbrothers.com  
 0203 397 9797

**E18 & IG8**  
 hello18@stowbrothers.com  
 0203 369 1818

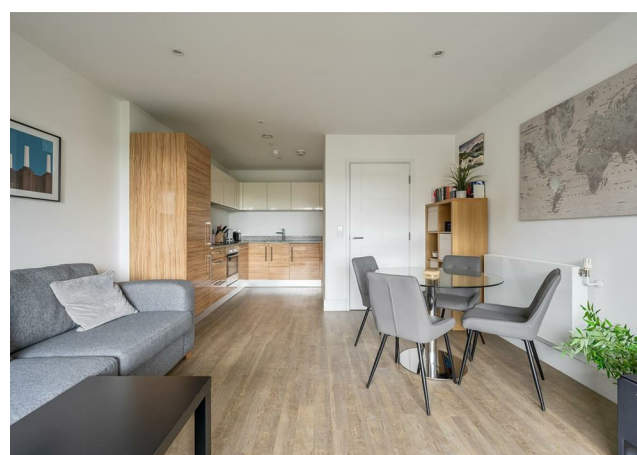
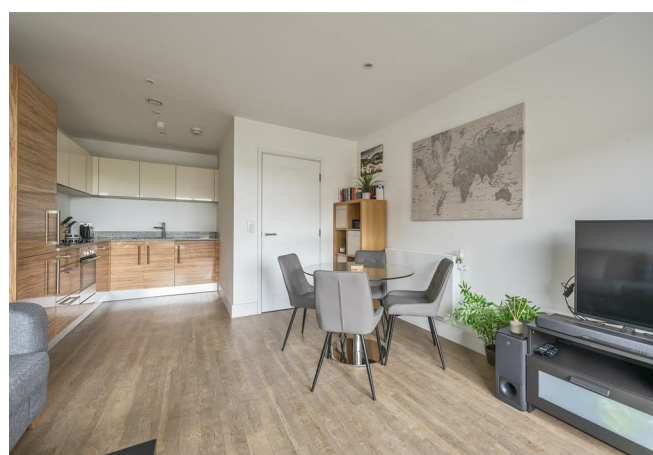
**E8, E9, E5, N16, E3 & E2**  
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#### IF YOU LIVED HERE...

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, and a kitchen area decked out in under-lit beech units 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 flooded with natural light with built-in storage and gorgeous green views.

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 EXPERT...

"Highams Park is a suburban gem. It shares its borders with the leafy Woodford Green and has a fantastic lake that nestles between them. Highams Park benefits from the London Overground which takes you to Liverpool Street station in just under 23 minutes door to door! The A406 and M11 is also close by making it seamless for drivers to commute too. I have grown really fond of the area in my 7 years here. My two kids go to local schools here which they love; and they have great Ofsted reports. What was once a consideration for me and my family because we couldn't afford to upsize where we lived previously; is now an area I genuinely cannot see myself leaving anytime soon. The area has seen a few new additions since I've been here such as Halex, Yaz, Breeze and the micro pub The Stag and Lantern which are great places to enjoy a drink and a bite to eat. Another local favourite is the Royal Oak Pub which has recently been renovated. They have an amazing Sunday roast! Another exciting prospect is the Art Deco Regal Cinema. It has plans approved to be reinstated into a two-screen cinema with a café/bar and 30 new residential apartments around it. It's amazing to see the investment being made into the local area which will benefit the very diverse community we have."

NATHAN BARROW  
HEAD OF LETTINGS

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