



Third Floor

Total Area: 66.7 m² ... 718 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

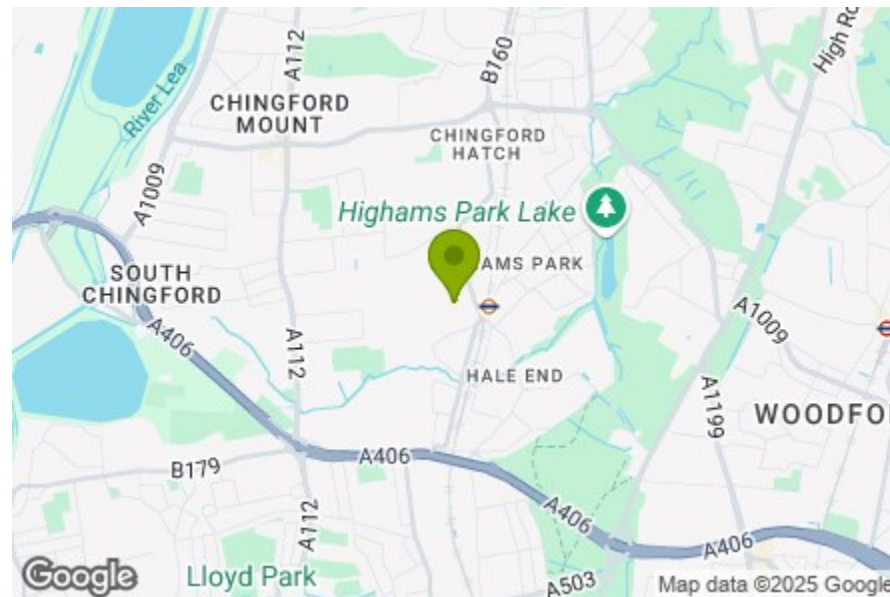
Kitchen/ Reception Room
18'6" x 13'10"

Balcony
12'7" x 6'5"

Bedroom
11'5" x 9'9"

Bedroom
11'8" x 11'5"

Bathroom
6'6" x 6'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



HICKMAN AVENUE, HIGHAMS PARK Offers In Excess Of £435,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Modern Apartment
- Located on the Third Floor - Corner Plot
- Communal Gardens
- Private Balcony
- Approx 718 Square Foot
- Private Parking Space
- Moments Away From Highams Park Station
- A Short Walk to Epping Forest
- Lift Access
- Secure Bike Shed Storage

This bright and stylish two-bedroom apartment on the third floor of a modern purpose-built development has been beautifully finished throughout. Key features include a spacious open-plan living area, a private balcony, a dedicated parking space, well-kept communal gardens, lift access, and secure bike storage. Located just a five-minute walk from Highams Park station, the property is perfectly positioned amidst a vibrant selection of quality cafes, bars, and shops, offering convenience and a lively community right on your doorstep.

REQUEST A VIEWING
0203 369 6444

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

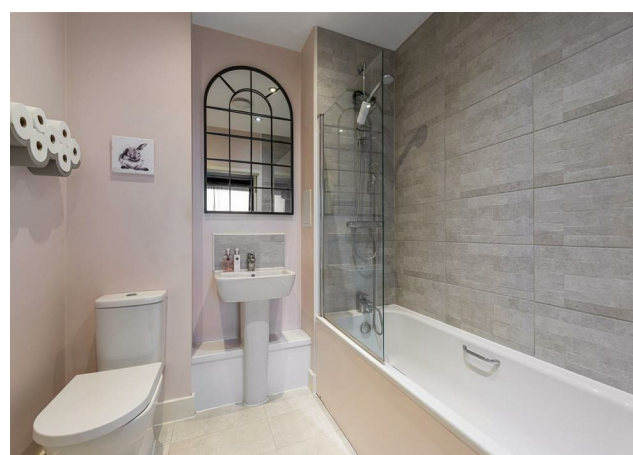
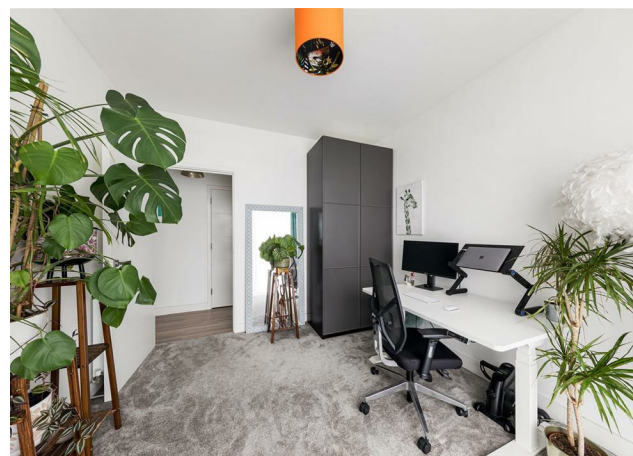
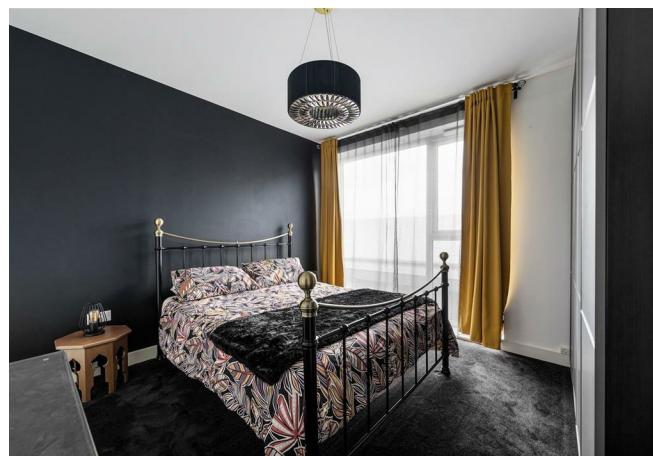
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Upon entering, the generously sized hallway provides ample storage to keep everything neat and organized. From here, you're welcomed into the bright and airy open-plan kitchen, lounge, and dining area. With dual-aspect windows flooding the space with natural light, the thoughtfully designed layout offers a perfect balance for living, working, and entertaining. The contrast in flooring subtly defines each area while maintaining a seamless flow of light and space.

The kitchen spans the width of the room, featuring soft, ambient downlighting, a sleek bank of white gloss cabinets, premium worktops, and high-quality integrated appliances—ideal for preparing meals, whether for yourself or hosting guests. The private, sheltered balcony overlooking the communal garden below is a standout feature. Accessible from the main living area, it is spacious enough for seating, south-facing for that hit of sunlight, and serves as an excellent extension of your living space during the warmer months.

Both double bedrooms are beautifully presented, with soft, plush carpeting, elegant decor, and floor-to-ceiling windows that fill each room with natural light. Additionally, the principal bedroom benefits from a gorgeous built-in wardrobe. The family bathroom is finished to a high standard, with a glazed bath/shower combination, a modern white suite, and chic grey tiling.

With its neutral colour palette and contemporary design, this corner plot apartment affords more privacy and light than others in the block and is move-in ready—simply unpack and start enjoying your stunning new home.

WHAT ELSE?

- Highams Park, located in northeast London is a wonderful balance of expansive green space and local convenience with great transport links so it came as no surprise to residents when The Times recently named the area as one of "the best places to live".
- On the edge of Epping Forest, it provides plenty of opportunities for walks, cycling, and picnics in nature, while the scenic Highams Park Lake also adds to its charm. The area boasts a strong sense of community, with friendly local shops, cosy cafes, and a growing number of independent businesses. Vino Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren and Mood Lift are all great places to try. There's even the convenience of a Tesco Superstore and other chains should you need essentials.
- Excellent transport links, including Highams Park Station just a brief stroll away, make commuting easy, with regular trains taking you to Liverpool Street in under 25 minutes with connections to the Victoria Line at Walthamstow Central for easy access to other parts of London.



WORD FROM THE OWNER...

"We've been blessed to call Highams Park home for the last 6 years. It has a lovely village feel, with local independent shops, great pubs and coffee shops, but with Tesco on our doorstep, we've always felt like Highams Park has everything we've needed, and more. We've enjoyed walks around the beautiful lake, surrounding park and woods. Nearby, Epping Forest is perfect for longer hikes.

We've benefitted so much from being just 5 a minute walk from the station, with the quick link into Liverpool Street and Walthamstow Central, with bus links to the Central line from Woodford/Leytonstone as another option for travel into Central London.

Our little pup has loved his off-lead time in the secure communal gardens, playing with the other pups in the development and keeping an eye on the friendly local wildlife! We have great neighbours in this relatively small development who love little catch-ups in the gardens. The south-facing balcony lets us catch some rays in the summer and the large windows and corner plot mean we get lovely natural light all day long. Being on the top floor we also get the sunset glow through the living room in the evenings. We are sad to be leaving, but excited for our next chapter."

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