

FIRST FLOOR

Total Area: 39.7 m<sup>2</sup> ... 427 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.

Living Area  
18'11" x 16'11"

WC  
5'1" x 5'5"

Bedroom  
10'1" x 10'10"

Ensuite



## HANDSWORTH AVENUE, HIGHAMS PARK Offers In Excess Of £275,000 Leasehold 1 Bed Apartment - Conversion

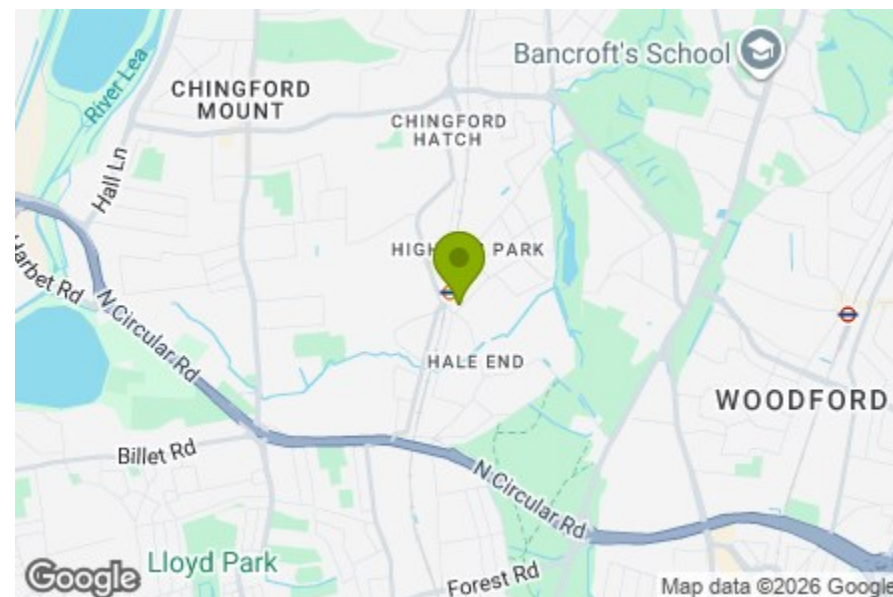


### Features:

- One Bedroom Apartment
- First Floor
- Ensuite Bathroom
- Separate WC
- Moments from Highams Park Station
- Short Walk to Highams Park Lake
- Circa 427 Square Foot
- Communal Garden
- Communal Storage Area

A bright and well-proportioned one bedroom apartment, unfolding across the first floor of a handsome, well-kept building on a peaceful residential street. Offering circa 427 square feet, this thoughtfully arranged home pairs clean, minimal finishes with a practical layout designed for everyday living.

The heart of the apartment is a beautifully bright living space, where large windows draw in plenty of natural light and create a calm, welcoming setting. There is ample room for both relaxation and dining, with a natural flow through to the kitchen area. The bedroom is generous and serene, complete with its own ensuite bathroom for added comfort, while a separate WC offers welcome convenience for guests. Carefully looked after and ready to move into, the interiors are finished in a neutral palette that enhances the sense of openness throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		70	76
		EU Directive 2002/91/EC	

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

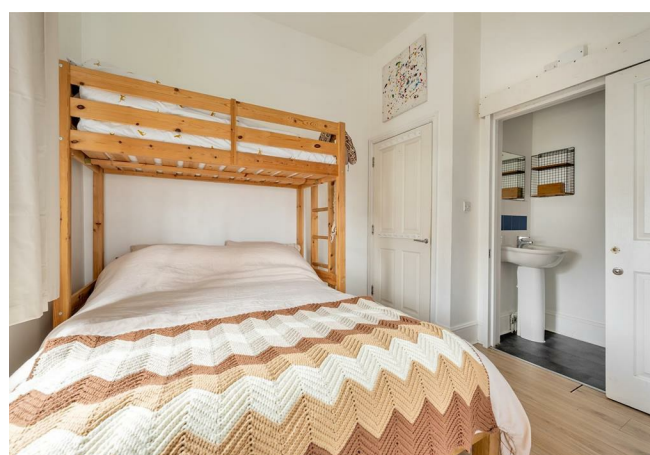
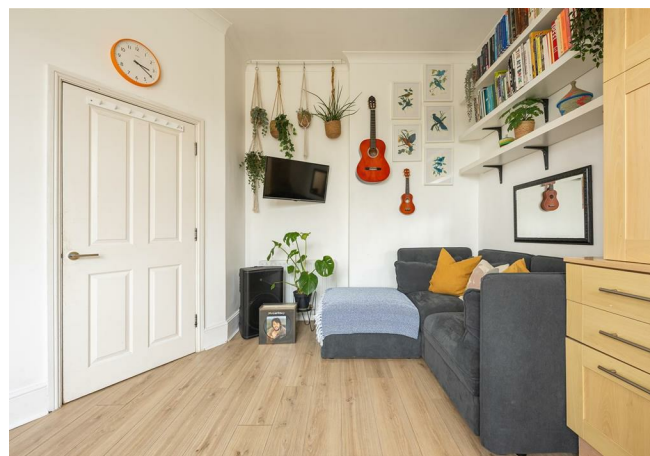
New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS

REQUEST A VIEWING  
0203 369 6444



### IF YOU LIVED HERE....

You could be strolling down to Highams Park Lake with a coffee in hand before the day properly begins, the water calm and the surrounding greenery offering a welcome pause from city life. Weekends might mean meeting friends locally, browsing independent spots along the high street or simply enjoying the open spaces that make this pocket of East London so well loved.

With Highams Park Station just moments away, your commute into Liverpool Street would be swift and straightforward, leaving more time to enjoy home. Evenings could be spent hosting friends in your light-filled living space, retreating to your peaceful bedroom suite when the day winds down. A good balance of calm and connection, right on your doorstep.

### WHAT ELSE?

Highams Park is one of those pockets of East London that people move to and quietly fall in love with. From your door, you're

moments from the independent cafés and everyday essentials along The Avenue, with favourites like Biba & Wren for brunch and coffee, and Vinoramica for small plates and a relaxed evening glass. For something a little more traditional, The Stag & Lantern Micropub offers a friendly, neighbourhood feel.

Green space is part of daily life here. Highams Park Lake and the wider expanse of Epping Forest are just a short walk away, offering woodland trails, open skies and room to properly switch off. It's a setting that strikes a lovely balance, well connected via Highams Park Station, yet rich in local character and community spirit.



### A WORD FROM THE OWNER...

"We have greatly enjoyed the warm and welcoming community in Highams park. From the amazing community events, days in the park or forest, and great library and independent shops. There are also great transport links to Liverpool street and Stratford. It has been amazing living here."

REQUEST A VIEWING  
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS  
STOWBROTHERS.COM