



Kitchen/Lounge/Diner  
11'6" x 25'7"

Bedroom  
11'6" x 7'6"

Bedroom  
9'4" x 19'8"

Bedroom  
8'0" x 13'0"

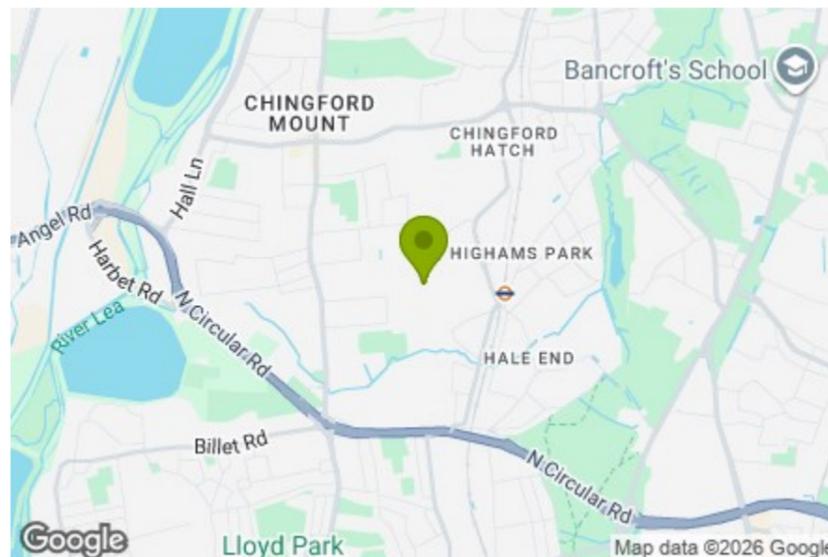
Bathroom  
6'4" x 9'2"

Storage

Garden  
31'2" x 21'11"

Total Area (excluding Garden): 85.3 m<sup>2</sup> ... 950 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		82	82
(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	



## LENA KENNEDY CLOSE, HIGHAMS PARK

Asking Price £499,995 Leasehold  
3 Bed Flat



### Features:

- Three Bedroom Apartment
- Ground Floor
- Private Garden
- Approx. 950 Square Foot
- Moments to Highams Park Station
- Short Walk to Epping Forest
- Long Lease
- Good Amount of Storage

This ground floor apartment offers three bedrooms and a generous layout of around 950 square feet, thoughtfully arranged to suit modern living. A private garden extends the living area outdoors, while practical storage is neatly integrated throughout. The home is ideally positioned just moments from Highams Park Station, making travel straightforward, and a short walk brings you to the wide open spaces of Epping Forest. With a long lease in place and a balance of indoor comfort and outdoor appeal, this property presents an excellent opportunity in a well-connected and green setting.

REQUEST A VIEWING  
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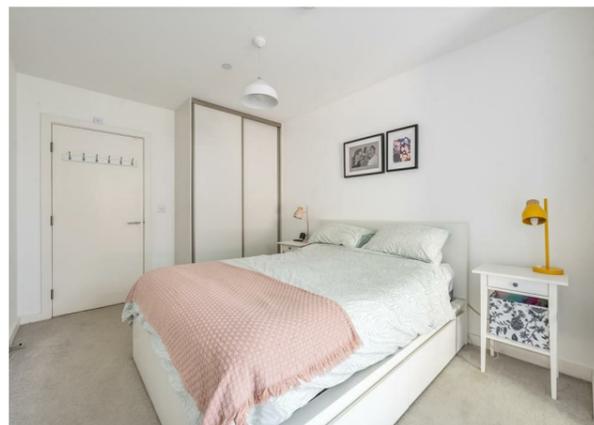
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IF YOU LIVED HERE...

Modern in design, the development presents a smart brick façade with contemporary metal balconies and wide windows, giving the homes a bright and welcoming feel. Landscaped grounds frame the building, setting the tone on arrival. Inside, a hallway with two useful storage cupboards leads through to the main living areas. The open-plan kitchen, lounge and dining zone is spacious and filled with natural light from full-height glazing. Modern cabinetry in understated tones contrasts neatly with the living and dining areas, creating a versatile setting for relaxing or entertaining. Doors open directly onto the private garden, connecting indoors and out. Here, a broad stretch of lawn bordered by fencing and planting offers plenty of scope for outdoor dining, play, or further landscaping to suit personal taste. Serving as a calming retreat, the main bedroom is finished in soft neutral tones with fitted wardrobes for a streamlined look. Two further bedrooms continue the sense of light and calm, one overlooking the garden and the other well-proportioned and adaptable to a variety of uses. Thoughtfully styled, the bathroom combines neutral tiling with rich green walls for a striking yet balanced look. A wood-fronted vanity with countertop basin adds warmth and texture, while the bath with overhead shower completes the arrangement, making the room both practical and inviting. Residents also enjoy access to landscaped communal grounds, with seating and green areas providing an extension of the living environment.

Highams Park is a friendly neighbourhood with a welcoming mix of independent cafés, local pubs and green escapes. Just a short stroll brings you to Biba & Wren, a stylish spot for coffee and brunch, while Breeze offers another cosy choice nearby. The Stag & Lantern is a lively local favourite, known for its characterful setting and warm community feel, making it a great place to unwind with friends. The Larkswood Harvester provides a more traditional dining option, particularly popular with families. For outdoor space, Larks Wood offers open green areas ideal for family visits, with the vast expanse of Epping Forest just beyond. Families are also well catered for, with a wide choice of schools, including the outstanding Selwyn Primary only a 12-minute walk from your door.

WHAT ELSE?

Highams Park Station is around 10 minutes from the property, offering quick connections into the City and beyond. The neighbourhood is also well linked by bus services, with routes running towards Walthamstow, Chingford, and Woodford, making it easy to reach shops, restaurants, and further transport links. Whether commuting, heading into central London, or exploring nearby green spaces, the transport options here ensure getting around is simple and convenient.



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 or pop over to Grace and Albert for anything gift or homeware related. 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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