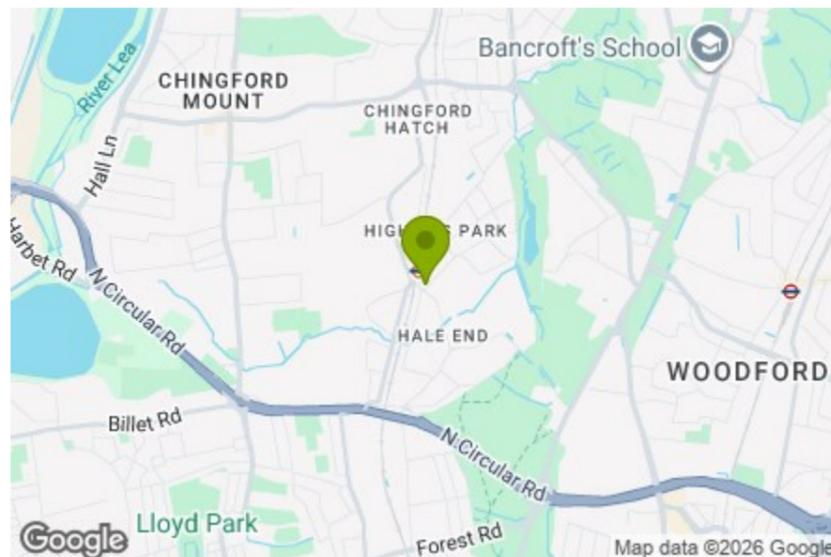




Total Area (Excluding Garden & Side Return Area): 50.9 m<sup>2</sup> ... 548 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.

- Kitchen/Lounge/Diner  
15'4" x 11'1"
- Bedroom  
12'5" x 15'1"
- Bedroom  
14'6" x 12'2"
- Bathroom  
8'2" x 5'8"
- Garden  
22'5" x 20'8"
- Side Return Area  
11'7" x 27'4"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
68	74
England & Wales	
EU Directive 2002/91/EC	



## HANDSWORTH AVENUE, HIGHAMS PARK

### Offers In Excess Of £400,000 Leasehold 1 Bed Apartment - Conversion



#### Features:

- Ground Floor Flat in Detached Victorian Conversion
- Private Garden
- Two Double Bedrooms
- 5 Minute walk to Highams Park Station
- Long Lease
- Open Plan Kitchen/Living Area
- High Ceilings
- Good Decorative Order
- Close to Highams Park
- Driveway

Situated in a prime location just five minutes from Highams Park Station, this naturally bright one-double-bedroom (currently used as two) apartment occupies the ground floor of an impressive detached Victorian conversion. Along with a private driveway to the front and a private garden to the rear, the property boasts smart decor, high ceilings, and an abundance of character.

With the vast green spaces of Epping Forest nearby and Highams Park's excellent local amenities within easy reach, this is a home that perfectly balances convenience and lifestyle.

REQUEST A VIEWING  
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#### IF YOU LIVED HERE...

Beyond the convenient driveway, you'll find a fantastic home with pleasingly generous proportions.

Your open plan kitchen and living area is filled with natural light thanks to generous bay windows/door leading to the garden. The kitchen area is beautifully finished, with sleek units, stylish tiling and high-spec appliances. Thoughtful details such as a space-saving vertical column radiator and elegant parquet flooring add to the overall sense of quality.

Both bedrooms are spacious doubles, complete with considered decor and soft carpeting, while the bathroom is smart and contemporary, featuring a walk-in shower and floor-to-ceiling tiling.

At the rear, the garden is wonderfully low maintenance while still offering mature foliage and a sense of seclusion. A wraparound side return maximises your chances of catching the sun throughout the day.

Beyond your home, the historic beauty of Epping Forest is just a short stroll away, as is Highams Park itself, with its tranquil lake, wildflower meadows and the much-loved cafe, Humphry's.

With its charming railway crossing and clock tower, Highams Park retains a distinctly village-like atmosphere, and the local amenities are just as appealing. Not sure where to begin? Try Vino Tap, The Stag & Lantern Micropub, Biba & Wren or Yaz. There's also the convenience of a Tesco Superstore and several other familiar shops for everyday essentials.

Highams Park station is only a short walk away, with direct services to Liverpool Street via the Weaver Line in under 25 minutes. Walthamstow is just two stops away, where you can change for the ever-convenient Victoria line. The area is also well served by local buses and cycle routes.

#### WHAT ELSE?

- Drivers will appreciate the easy access to the North Circular, just a few minutes away, while the M25 can be reached in around 15 minutes.
- Parents will be pleased to know there's an excellent choice of schools nearby, one of the many reasons the area is so popular with families.
- You're also within easy reach of Chingford, Walthamstow and Woodford, giving you even more great places to explore.



#### A WORD FROM THE OWNER....

"When I first moved to Highams Park, I didn't know the area very well—but on my very first night in the flat, I was welcomed by a neighbour with a bottle of bubbly in hand. From that moment, I immediately felt at home. Although the transport links are excellent, I've found myself staying local most weekends, making the most of everything the area has to offer. Biba & Wren has become my regular coffee spot, and I've loved going on park runs through Highams Park. Some of our happiest moments, though, have been the simplest—spending time in our sunny garden, enjoying a glass of wine or an ice cream on relaxed days. Over the years, we've come to truly appreciate the Highams Park community: celebrating milestones with neighbours, joining in yard sales, summer parties in the park, helping each other with DIY and gardening, and always feeling part of something close-knit and special."

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