

Total Area: 35.7 m² ... 385 ft²

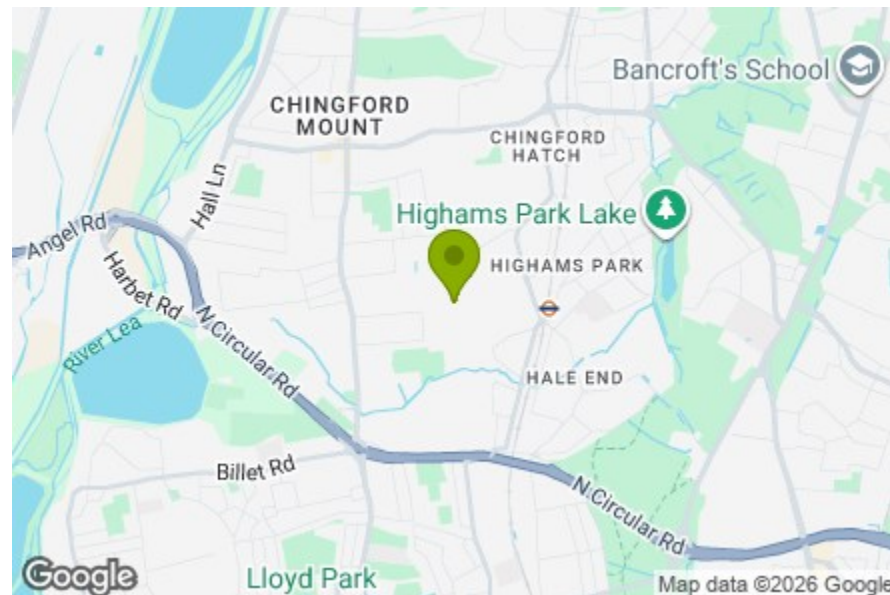
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Reception
15'7" x 12'11"

Kitchen
7'11" x 6'2"

Bathroom
7'2" x 5'10"

Bedroom
10'5" x 9'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HIGHAM STATION AVENUE, HIGHAMS PARK

Asking Price £220,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Ground Floor
- Easy Access to Walthamstow and Highams Park
- Approx. 385 Square Foot
- Communal Gardens
- Chain Free
- Short Walk to Ainslie Wood
- Allocated Parking Space

A bright one bedroom ground floor apartment set within a well kept development close to the heart of Highams Park, offered chain free. With Ainslie Wood just a short stroll away and easy access to both Highams Park and Walthamstow, you have a lovely balance of peaceful green space and well connected city living. Residents also enjoy communal gardens and the convenience of an allocated parking space.

REQUEST A VIEWING
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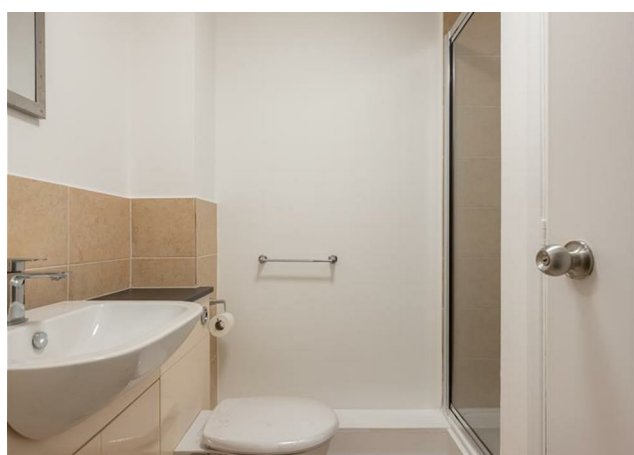
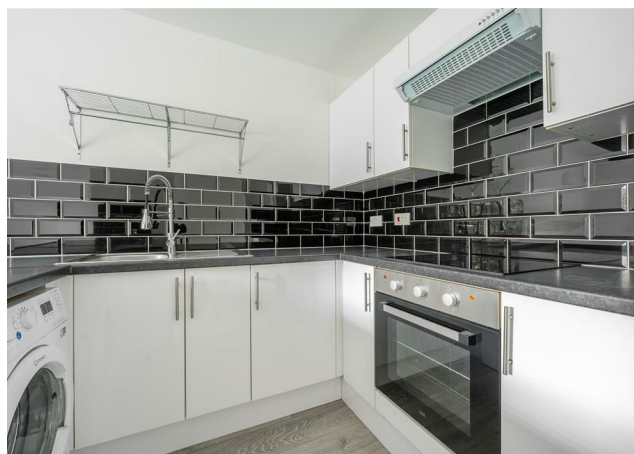
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IF YOU LIVED HERE...

Step inside and you are welcomed into a comfortable reception room with a calm, easy feel. There is plenty of space here for both relaxing and dining, with soft neutral décor helping the room feel bright and open. It is an inviting setting for quiet evenings at home or for catching up with friends over dinner.

Just off the reception room, the kitchen is neatly arranged with modern cabinetry, tiled splashbacks and practical work surfaces. Everything is within easy reach, making it a functional and efficient space for everyday cooking. Your double bedroom sits peacefully to the rear, offering a restful retreat with space for wardrobes and additional storage. The bathroom sits conveniently nearby and is finished with clean tiling and a simple, modern suite.

Altogether the apartment comes in at around 385 square foot, thoughtfully laid out to make the most of every inch. Being on the ground floor also means easy access to the surrounding

communal gardens, a pleasant shared outdoor space for a breath of fresh air

WHAT ELSE?

- Highams Park station is around fifteen minutes on foot for the Weaver Overground line, running directly to Liverpool Street. You can also hop on a bus and be at Walthamstow Central in a similar time for the Victoria line.

- From there it is easy to explore the best of E17, including the newly opened Soho Theatre on Hoe Street.

- Closer to home you will find a great selection of local spots for food and drink, including Vino Tap, The Stag & Lantern Micropub, Biba & Wren and Yaz, while Chingford Mount is home to the much loved Japanese Super Sushi.

- Ainslie Wood is just moments away, a peaceful patch of woodland forming part of the ancient forest landscape that runs through this corner of east London.



A WORD FROM THE EXPERT....

"I love the outdoors as much as the buzz of the city, so Chingford is perfect for me. With Epping Forest on the doorstep, cycling, hiking and exploring are always close by, while transport links take you into the city in under half an hour. Moving between Chingford Mount and North Chingford for a pub, café or takeaway means there is plenty of choice. I often meet friends at The Rusty Bike for Thai food, a wide beer selection or a game of football. Weekends are for the Kings Head, with its sunny beer garden and cosy roasts in winter. Travelling between appointments is a joy thanks to the friendly community, where you are often greeted with a smile. The area's diversity adds to its appeal, with international takeaways and supermarkets offering new tastes to discover. Evenings are for dog walks at Yates Meadow, where peaceful hills meet city skylines. Chingford truly has something for everyone and is more affordable than much of London".

WILL TURNER
E4 ASSISTANT BRANCH MANAGER

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