



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		EU Directive 2002/91/EC	



## WINCHESTER ROAD, HIGHAMS PARK

Asking Price £375,000 Share of Freehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- First Floor
- Easy Access to Highams Park and Walthamstow
- Approx. 686 Square Foot
- Additional Loft Room (currently used as a bedroom)
- Potential To Extend (STPP)
- Short Walk to Epping Forest

A thoughtfully arranged one bedroom apartment, set on the first floor of a residential street in Highams Park, within easy reach of both Walthamstow and the wide open greenery of Epping Forest. This is a well-connected pocket of East London, with local cafés, everyday essentials and transport links all close at hand.

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### IF YOU LIVED HERE...

A bright and well-proportioned home unfolding across a generous 686 square feet, with a layout designed for day-to-day living. The apartment offers a natural flow between rooms, creating a sense of openness throughout, while maintaining a calm and welcoming feel.

Alongside the main bedroom, there is an additional loft room, currently used as a bedroom, that offers flexibility depending on your needs. Whether used as a workspace, studio or somewhere to unwind, it adds a valuable extra dimension to the home. There is also potential to extend, subject to the usual permissions, giving you

scope to adapt the space over time.

Being set on the first floor, the apartment feels quietly tucked away, yet remains well placed for everything the area has to offer. From morning walks in Epping Forest to afternoons exploring nearby Highams Park or Walthamstow, it is easy to settle into a rhythm here.

### WHAT ELSE?

- A short walk to the open green spaces of Epping Forest, ideal for weekend walks or a daily reset
- Easy access to Highams Park and Walthamstow, offering a mix of independent cafés, shops and local favourites
- Well connected for commuting, with reliable transport links into central London within easy reach



### A WORD FROM THE EXPERT...

"Around the corner from our E4 office are The Stag and Lantern and Vino Tap, known for their craft beers and natural wines. 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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