

Third Floor

Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen / Reception Room  
19'8" x 15'5"

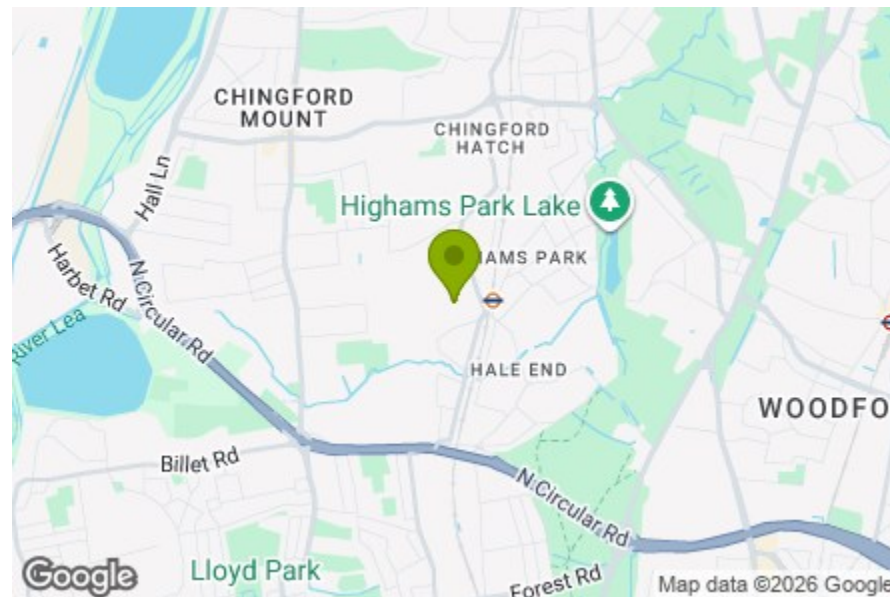
Balcony  
10'8" x 6'2"

Bathroom  
6'9" x 6'6"

Bedroom  
11'11" x 11'5"

Bedroom  
12'4" x 11'5"

Ensuite  
6'6" x 4'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	



## 36 HICKMAN AVENUE, HIGHAMS PARK

Asking Price £450,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Modern Apartment
- Located on the Third Floor
- Communal Gardens
- Private Balcony
- Approx. 775 Square Foot
- Two Bathrooms
- Moments Away From Highams Park Station
- A Short Walk to Epping Forest
- Secure Bike Shed Storage
- Close to Local Amenities

A bright and modern two-bedroom apartment on the third floor which has been beautifully finished within this purpose-built modern building. Highlights include the open plan living area, private balcony, well-maintained communal gardens, lift access and secure bike storage and there's even your own allocated parking space. Highams Park station is only five minutes walk away, and you'll find yourself surrounded by a lively array of top-quality cafes, bars and shops too.

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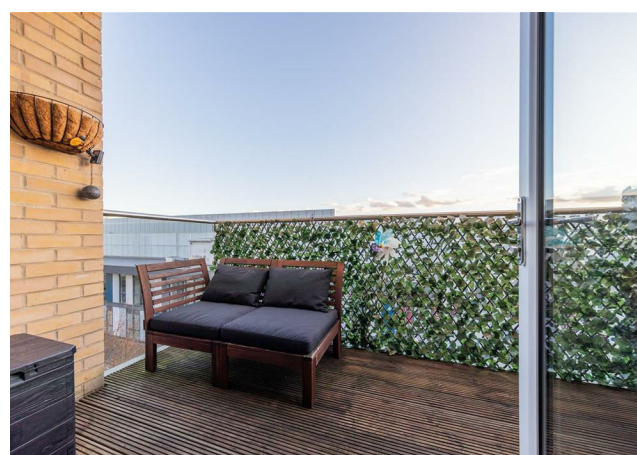
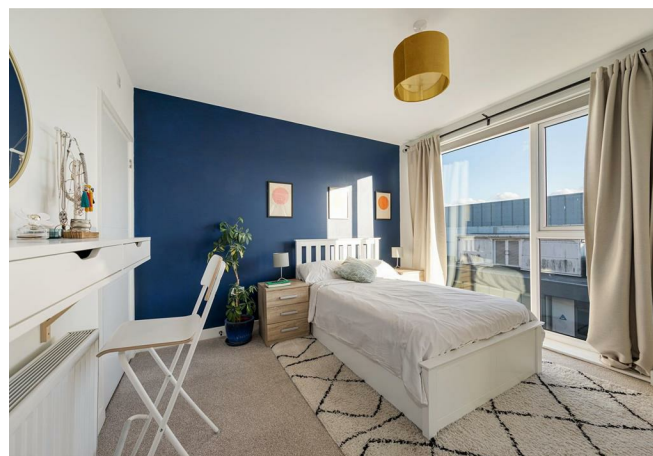
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#### IF YOU LIVED HERE...

Taking the lift to the third floor, you'll step out onto the spacious corridor that leads to your bright and modern new apartment, nestled in a contemporary brick-built block. As you enter, the layout immediately impresses with its thoughtful design. To your left, you'll find a convenient bathroom—a practical touch for freshening up as soon as you walk through the door.

To your right, there's cleverly designed storage space to keep coats, shoes, and other essentials neatly tucked away, alongside housing for the washing machine.

Moving further in, a door opens onto a bright, open-plan kitchen and dining area. This flexible space allows for easy zoning to suit your lifestyle needs, complete with a handy nook that's perfect for a desk or workspace. The sleek, high-spec white gloss kitchen runs along one side, equipped with state-of-the-art appliances and ample counter space. Light streams in from two large windows and a glazed door that leads out onto your private balcony—spacious enough for seating or hosting a summer BBQ, making it a fantastic extension of your living space.

This apartment offers the luxury of choice with two stylish bathrooms, both neutrally decorated to appeal to modern tastes. The main bathroom features a relaxing bathtub, while the ensuite boasts a contemporary shower.

Turn left from the hallway, and you'll find two equally sized double bedrooms—a rare and welcome feature. The principal bedroom includes a wall of built-in storage and the convenience of an ensuite. Both bedrooms are flooded with natural light thanks to floor-to-ceiling windows, and their soft carpeting ensures a cosy start to the day.

Outside, residents enjoy access to a well-maintained communal green space. Enclosed and secure, it offers smartly kept lawns and benches where you can unwind with a book, sip your morning coffee, or simply take in the fresh air. This apartment combines comfort, modern living, and community charm, making it an exceptional place to call home.

#### WHAT ELSE?

Highams Park, located in northeast London, offers a great balance between suburban charm and city convenience. On the edge of Epping Forest, it provides stunning green spaces for walks, cycling, and picnics, while the scenic Highams Park Lake adds to its natural charm. The area boasts a strong sense of community, with friendly local shops, cosy cafes, and a growing number of independent businesses. Excellent transport links, including Highams Park Station just a brief stroll away, make commuting easy, with regular trains taking you to Liverpool Street in under 25 minutes with connections to the Victoria Line at Walthamstow Central for easy access to other parts of London. Families are drawn to the area for its highly regarded schools and family-friendly atmosphere.



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

"With Epping Forest on your doorstep, you'll have nature at your fingertips. Enjoy the range of fantastic local restaurants and pubs, or head to the charming wine bar nearby, perfect for a cosy date night. For families, Highams Park Lake offers a peaceful escape, while the area boasts plenty of playgrounds for young children. Plus, there are excellent nurseries locally, making it a great place to settle down."

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