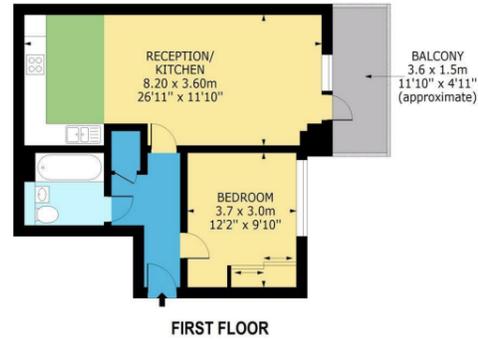


Citius Court, E4
Approx. Gross Internal Area 569 Sq Ft - 52.86 Sq M
Approx. Gross Balcony Area 58 Sq Ft - 5.39 Sq M



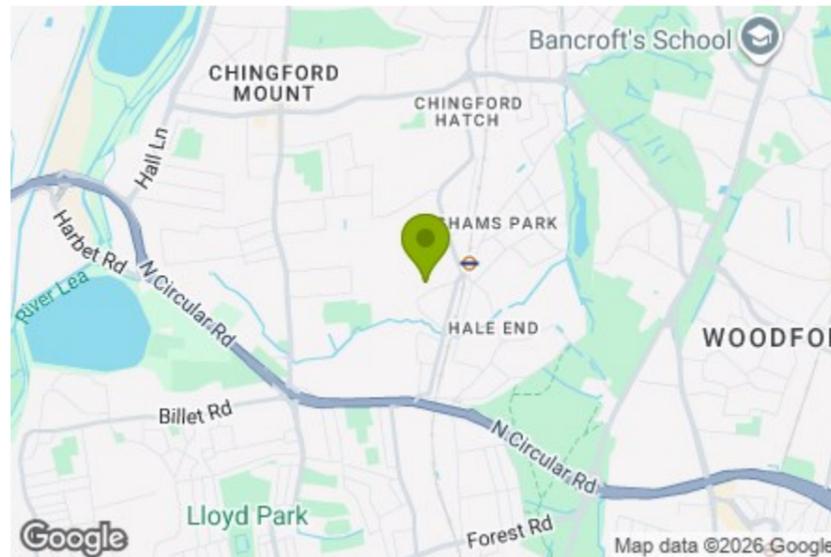
Reception / Kitchen
26'10" x 11'9"

Bedroom
12'1" x 9'10"

Balcony
11'9" x 4'11"

THE STOW BROTHERS

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet. Date: 15/2/2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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		



JACKS FARM WAY, HIGHAMS PARK

Offers In Excess Of £315,000 Leasehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Private Balcony
- Long Lease
- Moments From Highams Park Station
- Local Amenities on Your Door Step
- Short Walk to Epping Forest
- Secure Development
- Approx 569 Square Foot
- Permit Parking Available
- First Floor

Welcome to this exquisite 569 sq ft one-bedroom luxury apartment, offering the security of a long lease for complete peace of mind. Situated in the prestigious Highams Green development, this first-floor gem boasts an unbeatable location near Highams Park Village, where you'll find independent shops, diverse dining options, and excellent transport links. Designed for modern living, the apartment features a spacious open-plan living and dining area complemented by your own private balcony. An additional benefit includes lift access; ensuring both convenience and comfort.

REQUEST A VIEWING
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E11, E7, E12 & E15
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0203 397 2222

E4 & N17
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0203 369 1818

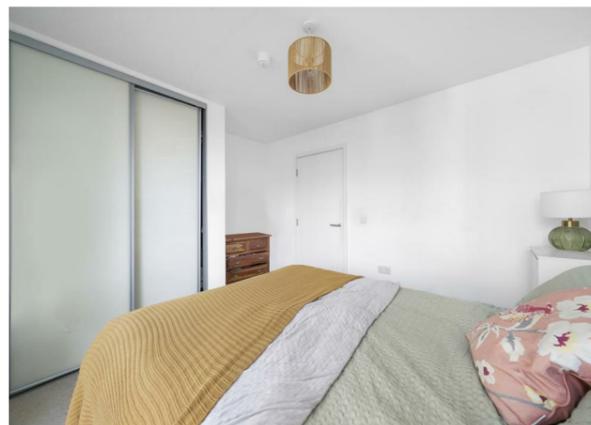
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0203 325 7228

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IF YOU LIVED HERE...

Ascending to the first floor, you are welcomed by a thoughtfully arranged layout. Just off the main entrance, a spacious storage cupboard provides the perfect place to keep coats and shoes neatly tucked away.

To your left, you'll discover the bedroom—a bright and airy space featuring generous built-in double sliding wardrobes. A large window overlooks the lush green gardens below, allowing natural light to flood the room. Soft carpeting enhances warmth and comfort, making stepping out of bed each morning a pleasure.

Opposite, you'll find the conveniently located bathroom. Designed with a sleek, modern suite, it features a glazed full-sized bath and shower combination—ideal for both a leisurely soak and a quick refresh. A double mirrored cabinet offers ample storage, keeping the warm wood shelf clutter-free. Echoing the same wood panelling, the bath's side detailing, combined with LED lighting along the edge, creates an ambient spa-like experience—simply dim the lights and unwind.

The kitchen and reception area form a stunning open-plan space extending nearly 27 feet. Pale wooden flooring and crisp white walls set a fresh, contemporary tone, complemented by a striking soft, dark blue feature wall that adds character. The L-shaped kitchen combines blond wood cabinetry with a bank of cream high-gloss

upper cabinets above and stylish grey granite work surfaces, all seamlessly integrating quality appliances. This inviting and sociable space is perfect for preparing meals while staying engaged with guests. With ample room for both lounging and dining, this versatile area can be tailored to suit your lifestyle.

Step out onto your private wood-decked balcony, a sheltered retreat with frameless, glass balustrades offering uninterrupted views over the well-kept communal gardens below. Whether you're enjoying a book, soaking up the changing light, or simply watching the world go by, this space is a wonderful extension of your living space.

WHAT ELSE?

- The Times recently named Highams Park as one of "the best places to live" incorporating expansive green space, local convenience, and great transport links, it's easy to see why.
- Explore the expanse of Epping Forest by bike or foot and the scenic charm of Highams Park Lake - both are on your doorstep.
- Vino Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren and Mood Lift are all great places to try.
- Aside from a buzzing high street, you'll also find the convenience of a Tesco Superstore and other chains should you need essentials.
- Highams Park Station is just a brief stroll away, connecting you to Liverpool Street in under 25 minutes or the Victoria Line at Walthamstow Central for easy access to other parts of London.



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. 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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