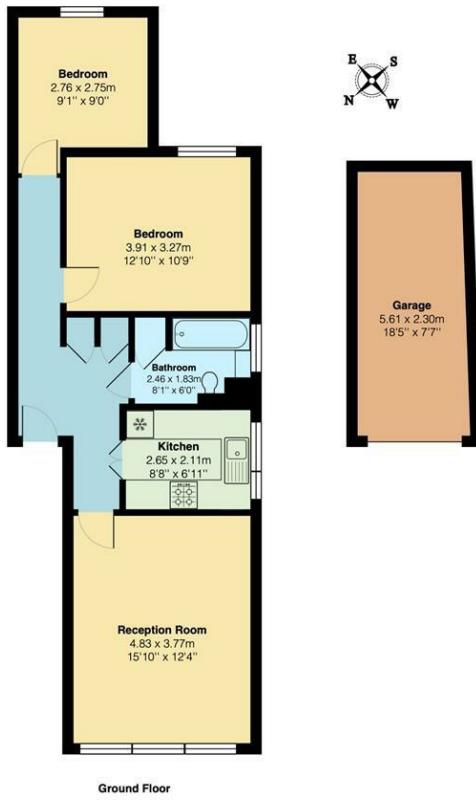


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Ground Floor

Total Area: 62.0 m²... 668 ft² (excluding garage)
All measurements are approximate and for display purposes only.

Reception Room
15'10" x 12'4"

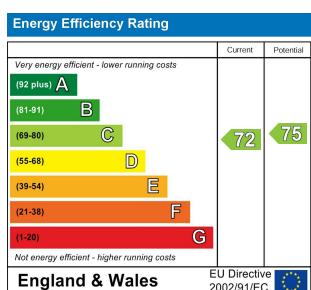
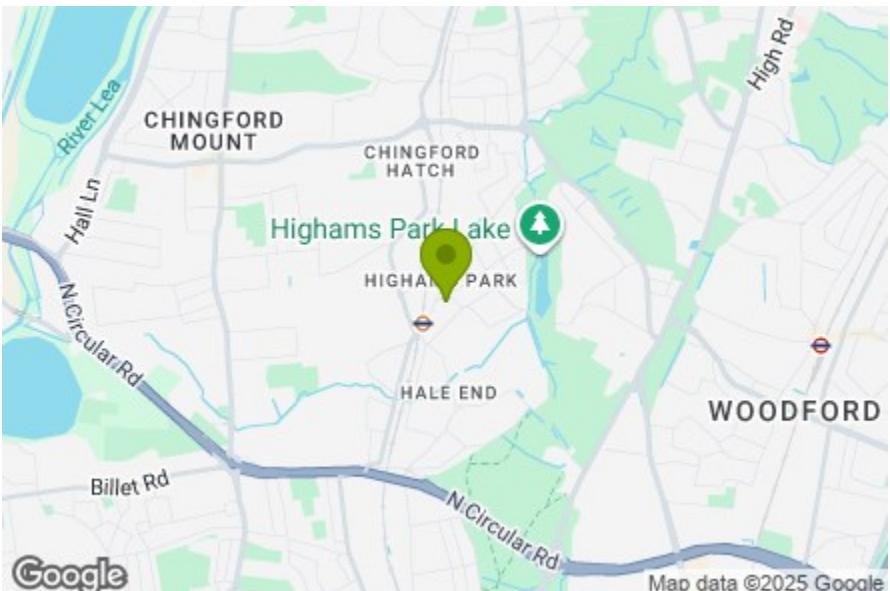
Kitchen
8'8" x 6'11"

Bathroom
8'1" x 6'0"

Bedroom
12'10" x 10'9"

Bedroom
9'1" x 9'0"

Garage
18'5" x 7'7"



CASTLE AVENUE, LONDON
Offers In Excess Of £390,000 Share of Freehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- Located on the Ground Floor
- Share of Freehold
- Private Garage
- Large Communal Garden
- Moments Away from Highams Park Station
- A Short Walk to Highams Park Lake and Epping Forest
- Approx 668 Square Foot (Excluding Garage)

GUIDE PRICE - £400,000 to £425,000
A pristine two bedroom apartment within a modern brick built development, moments from Highams Park station. Blessed with abundant natural light throughout, you'll be looking out over lush communal gardens, and have your own private garage.

If you're commuting by public transport, you'll find that easy too, with the Overground station just a short stroll away. Your commute to central London or the City could be as little as thirty minutes.

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IF YOU LIVED HERE...

Your hallway leads you to your first bedroom, with eighty square feet of space, and soft carpet underfoot. Next to that is your 130 square foot main bedroom, this one with a double window for loads of natural light. Past plentiful built in storage space, you'll find your elegant bathroom. Fully tiled in outsize dove grey tiling, it has a modern white suite with concealed cistern WC, floating vanity sink, bespoke shelving, and rainfall shower over the tub.

Your kitchen has plenty of glossy white fronted units and metro tiled splashbacks to match, sat below an expanse of strikingly glossy, marbled worktops. At the other end of your hallway you'll come to your reception, a fantastic 190 square foot space with a trio of windows occupying most of one wall. Easily maintained pine toned engineered flooring lies underfoot, and cornicing runs around the ceiling.

You're just five minutes' walk from Highams Park station. From here regular Overground trains will get you to Walthamstow

Central in under ten minutes to pick up the superfast Victoria Line, or to Liverpool Street in less than twenty five minutes. Under half a mile away is Highams Park Lake, with the park beyond offering spectacular city views. Drivers will be glad to find the North Circular close by.

WHAT ELSE?

- Your new local is The County Arms, a traditional pub with lots of events and a warm welcome.
- When you're staying local, you'll find plenty green spaces to explore, from Epping Forest to Pimp Hall Park.
- Stop in at Humphrey's Cafe on your way through Highams Park for some homemade cake and tea.



A WORD FROM THE OWNER...

"Living in Highams Park has been an absolute delight. The area offers a perfect blend of natural beauty and vibrant community life. One of the highlights has been the proximity to Highams Park Lake and Epping Forest, providing endless opportunities for walks and cycle rides. The abundance of green spaces was especially amazing during COVID. Additionally, there are excellent amenities nearby, including a golf course, a gym, and tennis courts, all within walking distance of the flat. Highams Park also offers easy access to the city, with a short 23-minute commute to Liverpool Street, making it an ideal location for the best of both worlds: serene green spaces and urban convenience. The 3-minute walk to the station from the flat is a bonus! The community spirit in Highams Park is truly special. We've enjoyed numerous local events, such as the French Farmers' Market in the station car park and the lively Highams Park Spring Fair. We love the quaint neighbourhood vibe, with its array of independent shops and restaurants. There are plenty of great places for coffee and brunching, with our favourites being Yaz, Highams Lounge, and Indulge Coffee, and Grace & Albert is great for homeware."

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