



GROUND FLOOR

Total Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>

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.

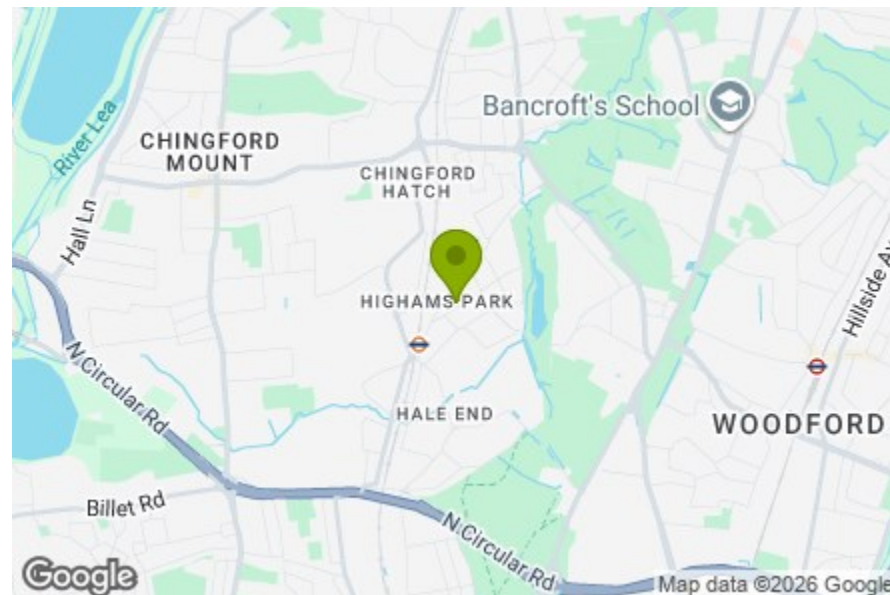
Reception  
18'6" x 17'3"

Bedroom  
13'9" x 9'10"

Bedroom  
13'9" x 9'10"

Bathroom  
5'11" x 5'8"

Kitchen  
6'3" x 13'11"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	



## CASTLE AVENUE, HIGHAMS PARK

### Offers In Excess Of £400,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Ground Floor Purpose Built Apartment
- Close to Local Amenities
- Short Walk to Epping Forest
- Approx. 690 Square Foot
- Private Garage
- Communal Gardens

Set on a well-connected Highams Park turning, this two bedroom ground floor purpose built apartment offers around 690 square feet of practical living space, with local amenities close by. Epping Forest is within easy reach, plus communal gardens and a private garage. Highams Park station is only a short walk away, with direct services to Liverpool Street via the Weaver Line in under 25 minutes. Walthamstow is just two stops away, where you can change for the ever-convenient Victoria line. The area is also well served by local buses and cycle routes.

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#### IF YOU LIVED HERE....

You'd step into a well-proportioned reception room, with plenty of space for both lounging and dining. Soft green walls, grey flooring and a wide window give the room a calm, easy feel, with a natural flow through to the kitchen.

The kitchen is arranged in a galley layout, with white cabinetry, wood-effect worktops, metro tiling and a window bringing in daylight. Both bedrooms are good doubles, each with leafy outlooks, while the bathroom includes a bath with shower screen, vanity storage and patterned flooring.

Beyond your front door, you have the added ease of communal gardens and a private garage, both welcome extras in such a well-placed Highams Park setting.

#### WHAT ELSE?

-Highams Park Station is within easy reach, with Weaver Line services to Liverpool Street, plus quick connections towards Walthamstow.

-The neighbourhood's food and drink scene is close by, including Vino Tap, The Stag & Lantern Micropub, Yaz and Biba & Wren.

- Epping Forest and Highams Park Lake are both nearby for weekend walks, fresh air and a little pocket of calm.



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

"This spacious two-bedroom flat has been our much-loved home for nearly five years, and we have truly enjoyed every moment here. It offers a wonderful sense of space throughout, with plenty of storage, a garage, and ample parking, making day-to-day living easy and practical.

The neighbourhood is friendly and family-oriented, with a welcoming community feel and fantastic schools. The station is just a five-minute walk away, making it ideal for commuting or getting around with ease.

We believe this flat would make a perfect home for a young couple, a small family, or anyone looking for a comfortable, well-located home with space to grow."

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