

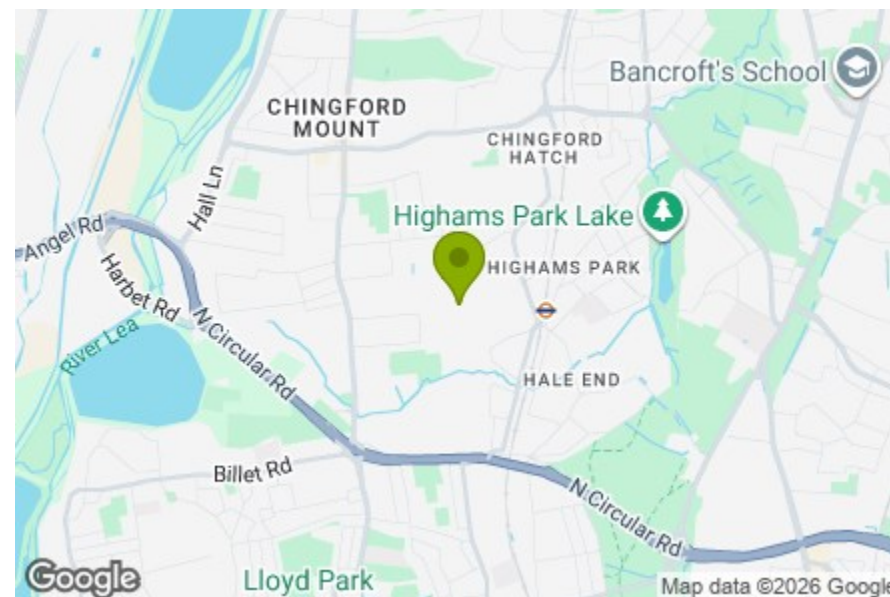
Reception Room
12'0" x 18'2"

Kitchen
7'7" x 8'2"

Shower Room
7'9" x 6'7"

Bedroom
8'5" x 18'7"

Bedroom
7'5" x 11'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(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	

LENA KENNEDY CLOSE, HIGHAMS PARK Offers In Excess Of £300,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom
- Second Floor Apartment
- Walk In Wardrobe
- Permit Parking
- Close To Highams Park Station
- Short Walk to The Larks Wood

This bright and contemporary two-bedroom apartment is set on the second floor of a peaceful low-rise development, ideally located close to the excellent amenities of Highams Park and the vast greenery of Epping Forest.

The property offers a fantastic blend of style and practicality, featuring a separate reception room and kitchen, along with a spacious master bedroom complete with a dedicated walk-in storage area. Storage is excellent throughout, complemented by a high-quality finish and a well-designed layout that makes the most of the space.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

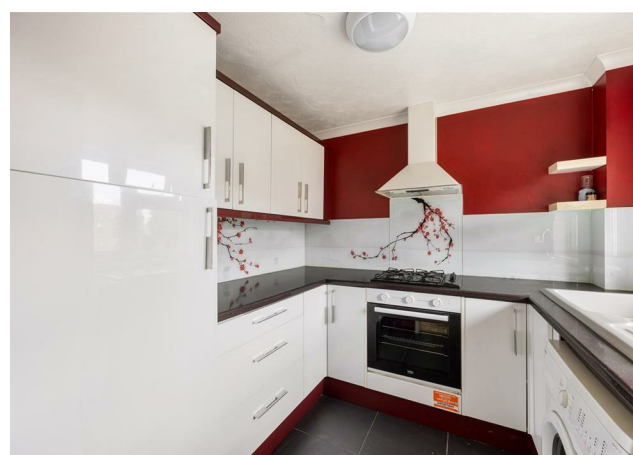
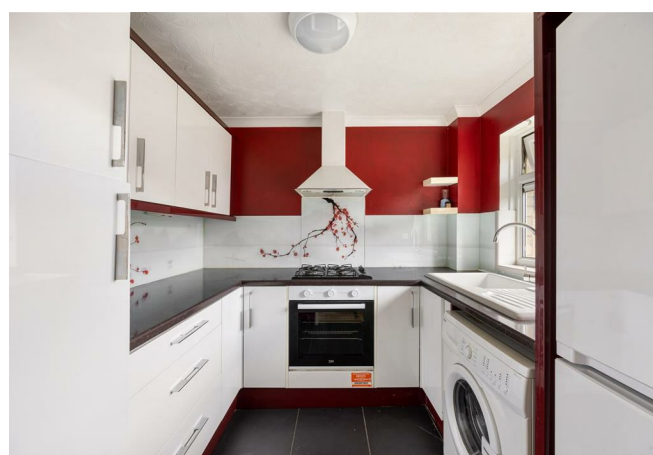
New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

Coming in at 630 square feet, this is a fantastically proportioned home, with the natural light and fresh decor adding to the sense of space.

Both the kitchen and reception room are immaculate, and you'll enjoy having two contained spaces to move between. The two bedrooms are also spotless, with more of that considered decor. The master even has a walk-in storage which will be a luxury you soon get used to. The shower room is smart and contemporary, with glossy tiling and smart fittings.

If you're new to the Highams Park area, you're in for a brilliant surprise; with its great amenities, green space, wonderful sense of community and excellent transport links, it really is a hidden gem.

Highams Park is your nearest station. From there you can nip to Liverpool Street on the Weaver Overground in around 25 minutes.

Near the station, you'll spot some excellent amenities, including Biba & Wren, Vino Tap, The Stag & Lantern Micropub and Yaz. There's the convenience of supermarkets and other chains if you need essentials.

You also have the option of heading in the other direction and getting a bus to Walthamstow, where you'll find award-winning eateries, plus the grand-scale redevelopment of the the Soho Theatre, which has an excellent line-up of events.

The neighbourhood is home to a huge amount of greenery; Highams Park, Epping Forest and Lloyd Park are all easily reachable.



WHAT ELSE?

- Head west towards Chingford, where you'll find some great outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.
- Drivers will be happy to know that they can be on the North Circular in just a few minutes, or the M25 in around 10 mins.
- Your new local is the grand Royal Oak. A great spot to enjoy tasty food in lovely surroundings, it's just 0.8 miles away.

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