

Ground Floor

Total Area: 60.7 m² ... 654 ft²

All measurements are approximate and for display purposes only

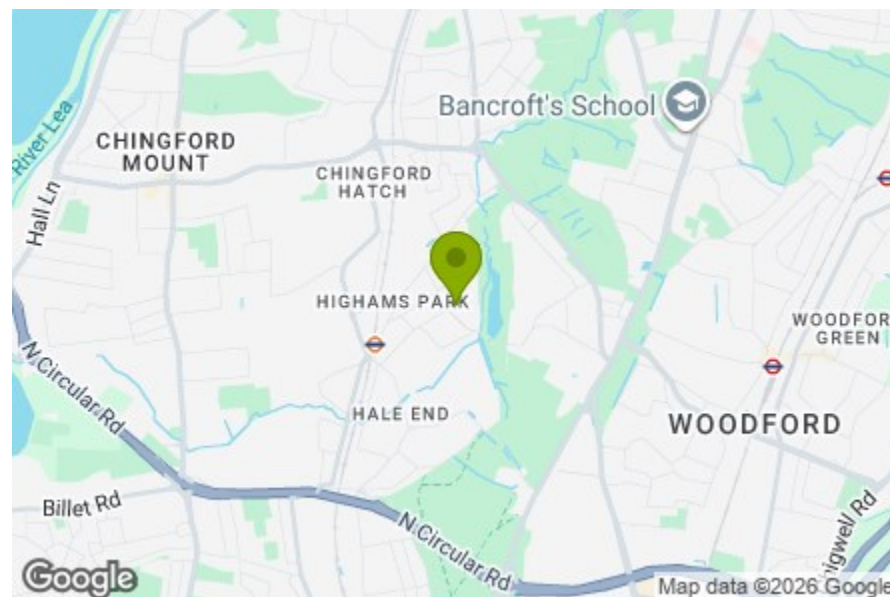
Reception Room
15'8" x 11'9"

Kitchen
10'0" x 8'5"

Bathroom
6'2" x 5'6"

Bedroom
10'3" x 9'7"

Bedroom
12'4" x 10'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HANDSWORTH AVENUE, HIGHAMS PARK

Guide Price £425,000 Leasehold
2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- Ground Floor
- Being Sold Chain Free
- A Short Walk to Highams Park Station
- Moments Away from Epping Forest & Highams Park Lake
- Own Front Door
- Approx. 654 Square Foot
- Circa 36 Foot Private Garden

GUIDE PRICE - £425,000 to £450,000

Situated in a prime location in Highams Park, this two bedroom ground floor maisonette offers around 654 square feet of well-proportioned living space, with its own front door, private garden and the added benefit of being sold chain free. 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.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Step through your own front door and into a thoughtfully arranged home unfolding across the ground floor. The reception room is warm and welcoming, with wooden flooring, neutral walls and a feature fireplace adding character to the space.

Both bedrooms are doubles, giving you useful flexibility for everyday life, whether you need a main bedroom, guest room or work from home space. A neatly arranged bathroom sits alongside, completing the practical layout.

The private garden extends your living space outdoors, with a patio area ideal for al fresco dining, morning coffee or unwinding at the end of the day.

Beyond your home, the historic beauty of Epping Forest is just a short stroll away, as is Highams Park itself, with its tranquil lake, wildflower meadows and the much-loved cafe, Humphry's.

With its charming railway crossing and clock tower, Highams Park retains a distinctly village-like atmosphere, and the local amenities are just as appealing. Not sure where to begin? Try VINO Tap, The Stag & Lantern Micropub, Biba & Wren or Yaz. There's also the convenience of a Tesco Superstore and several other familiar shops for everyday essentials.

WHAT ELSE?

- Drivers will appreciate the easy access to the North Circular, just a few minutes away, while the M25 can be reached in around 15 minutes.
- Parents will be pleased to know there's an excellent choice of schools nearby, one of the many reasons the area is so popular with families.
- You're also within easy reach of Chingford, Walthamstow and Woodford, giving you even more great places to explore.



A WORD FROM THE EXPERT....

"Around the corner from our E4 office are The Stag and Lantern and VINO Tap, known for their craft beers and natural wines. If you fancy a nice coffee pop into Biba & Wren Coffee Shop or pop over to Grace and Albert for anything gift or homeware related. 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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