

Total Area: 75.0 m<sup>2</sup> ... 807 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Reception Room  
15'10" x 11'3"

Balcony  
8'10" x 4'7"

Kitchen  
9'9" x 10'7"

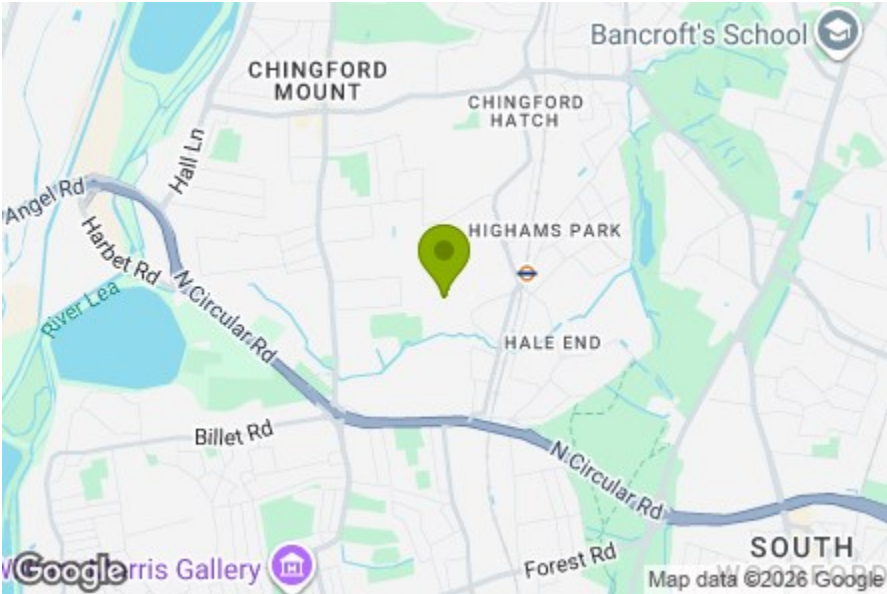
Bedroom  
7'10" x 8'7"

Bedroom  
7'10" x 8'7"

WC  
5'4" x 5'2"

Shower Room  
5'4" x 5'2"

Bedroom  
15'11" x 9'6"



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



## ALDRICHE WAY, HIGHAMS PARK

Offers In Excess Of £285,000 Leasehold  
3 Bed Apartment - Purpose Built



### Features:

- Three Bedrooms
- Split Level Apartment
- Moments from Highams Park Station
- Approx. 807 Square Foot
- Private Balcony
- Short Walk to Epping Forest

This spacious three-bedroom split-level apartment offers a perfect blend of indoor comfort and outdoor appeal, set within easy reach of Highams Park's excellent transport links and natural green spaces. Arranged across two floors and spanning approximately 807 square feet, the home provides well-proportioned rooms, a practical layout, and a private balcony for alfresco relaxation. With Highams Park Station just moments away and Epping Forest within a short stroll, you'll enjoy the convenience of urban connections alongside the tranquillity of nearby woodlands —ideal for those seeking both city access and nature on the doorstep.

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IF YOU LIVED HERE...

Welcome to a bright and inviting entrance hall where a part-glazed front door, framed by side and top panels, allows daylight to pour in. Smooth white walls create a fresh backdrop, and the staircase leads gracefully to the upper floor. To the rear, a generously sized reception room is filled with sunlight from dual-aspect windows, offering plenty of space for both relaxing and dining. From here, the private south-west facing balcony extends the living space—a sheltered spot perfect for taking in rooftop and treetop views or unwinding in the afternoon sun. The kitchen is smartly arranged with sleek grey cabinetry, black marble-effect worktops, and glossy white subway tiles. Integrated appliances, including a built-in oven, hob, and extractor hood, provide practicality, while a window ensures the space is bright and functional. Upstairs, the landing gives access to two built-in storage cupboards and leads to the bedrooms and shower room. The spacious primary bedroom is enhanced by two large windows that flood the room with natural light, complemented by soft-toned walls and warm wood-effect flooring for a cosy feel. Two further bedrooms at the front each enjoy abundant daylight, their neutral finishes and well-proportioned layouts offering versatility for guests, children, or a home office. Completing the upper floor is a contemporary shower room with full-height tiling and a walk-in enclosure, accompanied by a separate, fully tiled WC. Beyond the front door, this home enjoys a superb setting in the heart of Highams

Park, an area celebrated for its strong sense of community and excellent local amenities. Residents can take advantage of a choice of popular pubs, including welcoming spots like The Stag and Lantern and the Royal Oak, while Epping Forest lies close by, offering acres of open green space for walking, cycling, and outdoor adventures. Families are well-catered for with a range of sought-after schools in the vicinity, including both primary and secondary options. With a blend of green spaces, local shops, and friendly pubs, this is an area that brings together convenience, community spirit, and a wealth of leisure opportunities.

WHAT ELSE?

Highams Park Station is within easy reach, offering swift connections into the city via the Overground line, making commuting or weekend trips a breeze. The area is also well served by local bus routes, providing useful links to surrounding hubs such as Walthamstow, Chingford, and Woodford, as well as nearby underground stations. Whether heading into town or exploring neighbouring districts, a range of transport options ensures you're well connected for both work and leisure.



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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