

Second Floor

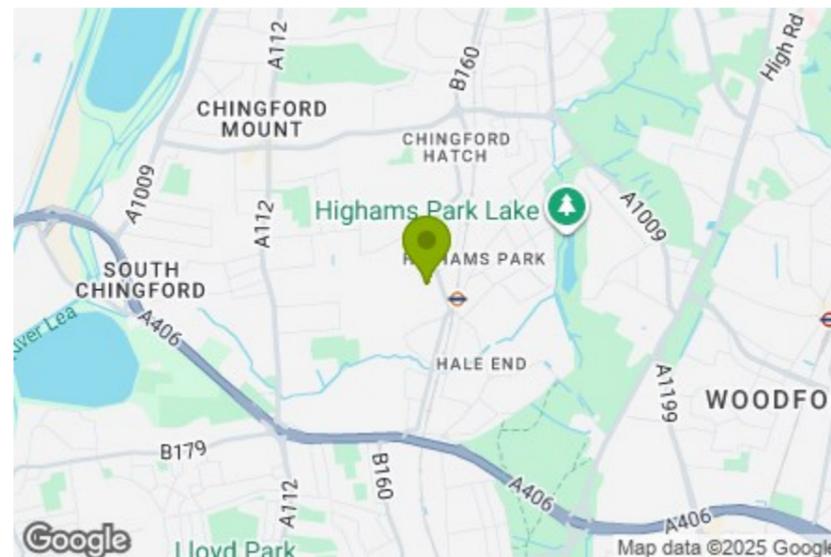
Total Area: 51.9 m² ... 558 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room
19'7" x 15'0"

Balcony
13'7" x 6'6"

Bedroom
11'4" x 11'3"

Bathroom
6'11" x 6'10"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	



JUBILEE AVENUE, HIGHAMS PARK

Asking Price £340,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Second Floor
- Moments from Highams Park Station
- Approx. 558 Square Foot
- Private Balcony
- Lift Access
- Short Walk to Epping Forest
- Car Parking Space in Private Car Park

Benefitting from the charming amenities of Highams Park and the ancient woodlands of Epping Forest, this bright and modern one-bedroom apartment is packed with perks. Expect spotless décor, sleek fittings, and a private south-facing balcony.

There's also lift access, video door entry, off-street parking, secure bike storage, and communal gardens—everything you need for comfortable, contemporary living. And that's just the beginning...

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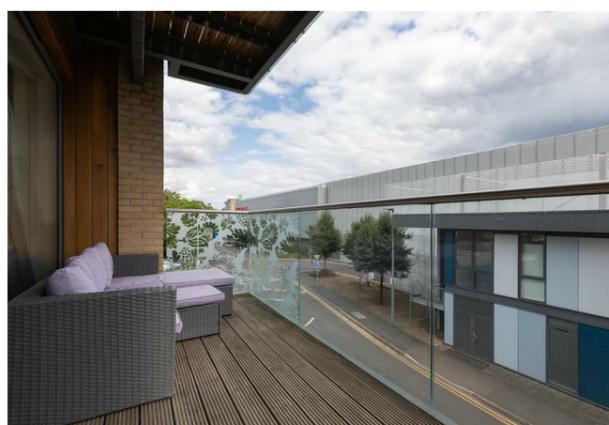
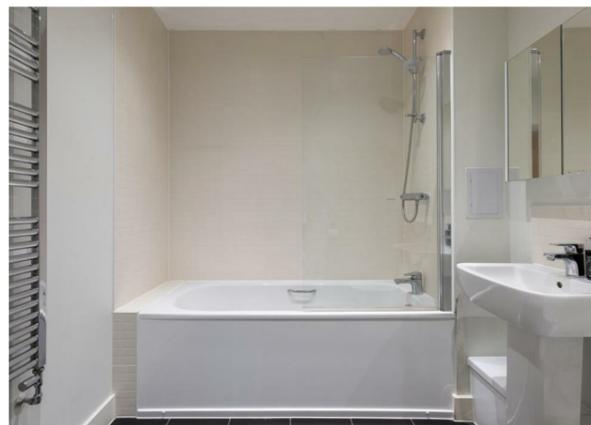
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IF YOU LIVED HERE...

Thanks to its second-floor position, this apartment benefits from peaceful treetop views—and added energy efficiency from living at height. Generous balcony doors flood the space with natural light, perfectly highlighting the neutral, minimalist décor.

The open-plan layout makes entertaining effortless, with a well-appointed kitchen area featuring sleek cabinetry, integrated appliances, and smart worktops. A thoughtful contrast between soft carpeting in the living space and tiled flooring in the kitchen adds definition without disrupting the sense of light and flow.

The bedroom is just as immaculate with neutral decor and soft carpeting, while the bathroom is smart and contemporary with an over-tub shower.

During warmer months you'll love making use of your private south-facing balcony, or head to the communal gardens for even more space to chill out.

As for the wider area, there's been a lot of buzz about Highams Park since The Times described it as one of 'the best places to live' - and you'll quickly come to realise why. The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping Forest, but Highams Park itself is quite

magnificent, with its lake and landscaped gardens. As for food and drink-based perks, you're spoilt for choice. Add Vino Tap, The Stag & Lantern Micropub, Yaz and Biba & Wren to your list of places to try. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

If you need to head further afield, you'll be pleased to discover that Highams Park station is only three minutes on foot, where you can head to Liverpool Street on the overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

WHAT ELSE?

- Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just 10 minutes away on foot too.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.
- You live close enough to Walthamstow that you can also benefit from the amenities of E17. Hop on a bus or Overground for the food and drink-based delights of Wood Street, Hoe Street or Walthamstow Village.



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 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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