



Total Area: 47.6 m² ... 512 ft²

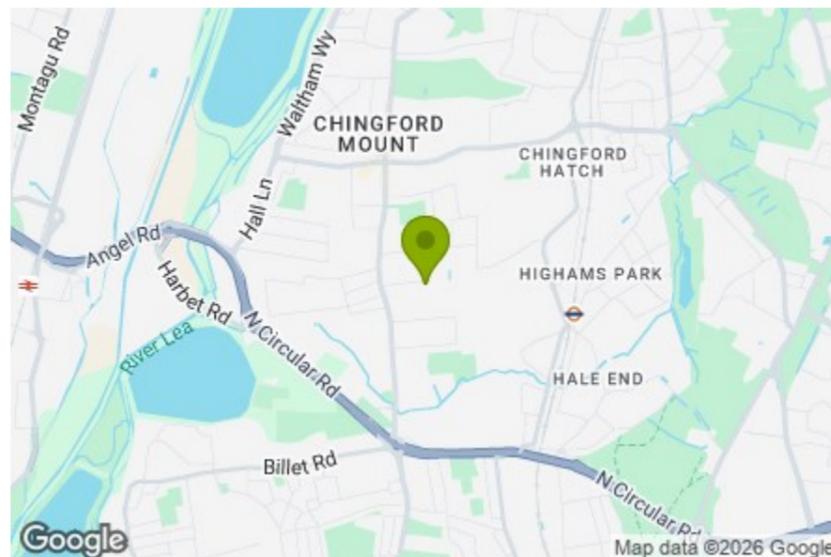
All measurements are approximate and for display purposes only.

Kitchen/ Reception Room
20'0" x 17'8"

Bedroom
12'7" x 10'10"

Bathroom
11'1" x 5'4"

Patio
13'1" x 9'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(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	



EDWARD AVENUE, HIGHAMS PARK

Offers In The Region Of £340,000 Leasehold
1 Bed Maisonette



Features:

- One Bedroom Maisonette
- Ground Floor
- Chain Free
- Approx. 512 Square Foot
- Private Courtyard Garden
- Easy Access to Highams Park and Walthamstow
- Private Driveway

This stylishly designed one-bedroom maisonette located on the ground floor of a quiet blossom-lined street offers 512 ft² of possibilities. With a driveway for off-street parking and a private courtyard garden, there are plenty of perks. Both Highams Park and Walthamstow are easily accessed with direct connections to Central London. Offered chain-free, for those keen to make a quick transition and neutrally decorated, this property is just waiting for your personal touch.

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IF YOU LIVED HERE...

From the moment you approach this attractive and well-maintained property, you'll be struck by its smart white facade and dove-grey front door, setting the tone for the stylish interior.

Step inside to discover a spacious double bedroom, spanning 135.89 ft², where soft carpeting provides a warm and comfortable transition as soon as you step out of bed. A wide expanse of windows bathes the room in natural light, while soft downlighting enhances the welcoming ambience.

The family bathroom features a classic white suite, a bath/shower combination with a rainfall shower-head, and a contrasting mosaic detail. Large marble-effect tiles and grey wood-effect styling create a refined, spa-like atmosphere, enhanced by soft downlighting and an LED-lit mirror to ensure you leave the house looking your best.

At 358 ft², the kitchen/reception room is a bright and inviting space. Generously proportioned windows overlook the courtyard, while the dining area sits in front of a sleek U-shaped kitchen, allowing for easy, sociable meal preparation. High-gloss white cabinetry and wood-effect countertops seamlessly complement the pale flooring for a cohesive, contemporary look. A glazed door further enhances natural light and provides a smooth transition to outdoor dining.

Step outside to your 215.28 ft² courtyard, a private and peaceful retreat. Immaculately maintained, it features a mix of tiled and grass sections, with a built-in wooden bench perfectly positioned to catch the first rays of morning sun—an ideal spot to start your day with a coffee.

WHAT ELSE?

- It's easy to see why this characterful part of the capital is so popular, with great facilities and generous parkland on the doorstep and the 6,000-acre Epping Forest nearby - a great place to explore with endless hiking and biking tracks. It's no wonder locals love living there - "So much greenery, it's like living somewhere in the country with all the amenities of London close by".
- Explore the Queen Elizabeth Hunting Lodge, a piece of preserved Elizabethan history and architecture well worth a visit with beautiful views over the forest and a museum next door.
- Highams Park Station is a 20 mins walk away on the Weaver Line providing direct connections to Liverpool Street in under 25 mins and Walthamstow in under 10 mins connecting to the Victoria line, you're just a short commute from the buzz of central London while enjoying the relaxing and laid back charm of this thriving East London neighbourhood.
- The A406 (North Circular) provides road easy access to Central and North London, and is only 0.4 miles to the northeast of the property.



A WORD FROM THE OWNER.....

"Edward Avenue is a quiet street situated between Chingford Mount and Highams Park with both being accessible within a 15minute walk. Within a 5-10min walk of the flat there are local parks and woodland areas, which I've found great for quick walks during the working day. Transport links are good with bus routes within a 4 min walk and Highams Park Station a 15min walk, your in Liverpool Street within 45minutes. Bannatyne's Gym, which has a pool and sauna is also just 5 mins walk away. I love the Highams Park area which has independent shops, a lovely park and lake and borders Epping Forest for some longer weekend walks. I have loved the 4 years I have been living here, the flat is modern, low maintenance, and its been lovely to have some outside space in the summer. The flat also benefits from off-road parking."

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