

Total Area: 63.8 m² ... 687 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception
12'10" x 13'11"

Kitchen
9'10" x 7'4"

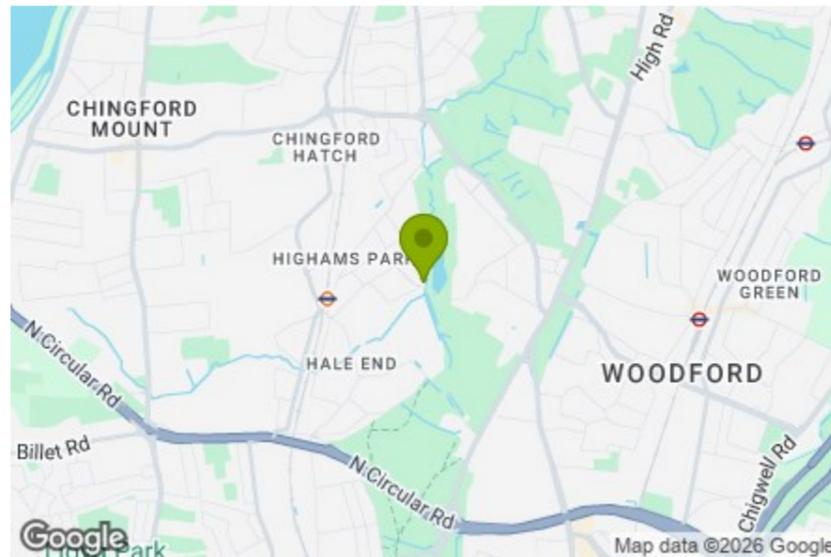
Bathroom
9'11" x 6'3"

Bedroom
7'10" x 11'11"

Bedroom
11'5" x 12'5"

Storage

Garden
36'5" x 31'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FALMOUTH AVENUE, HIGHAMS PARK

Guide Price £425,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedroom Apartment
- First Floor Purpose Built
- Private Section of The Garden
- Private Entrance
- Highams Park Lake on Your Door Step
- Sought After Location
- Being Sold Chain Free
- Approx 687 Square Foot

GUIDE PRICE - £425,000 - £450,000

This bright and airy two double bedroom apartment enjoys a peaceful setting in Highams Park, while being just a short stroll from the area's fantastic amenities — whether it's relaxing by the tranquil lake in summer, unwinding at a nearby taproom, or hopping on a fast train into central London, it's all right on your doorstep.

Occupying the first floor and offering 687 square feet of space, the home comes with its own private section of garden, a sole-use entrance and plenty of character. It's offered to the market chain-free too.

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IF YOU LIVED HERE...

Thanks to its first-floor position, this home offers a wonderful sense of calm, with leafy treetop views and the added benefit of being more energy efficient at height. Throughout much of the living space, beautiful parquet flooring adds warmth and character, while the abundance of natural light is especially striking in the generous reception room – an ideal space for both relaxing and entertaining.

The separate, yet conveniently adjoining kitchen provides plenty of storage with its array of units, making day-to-day living easy and practical. Both double bedrooms are bright and well-proportioned, while the bathroom is smartly finished with contemporary fittings and an over-tub shower.

As for beyond, the glorious and historic Epping Forest is on your doorstep, as is Highams Park (as in the actual park, not the wider area), which houses a tranquil lake, flower meadows and the fantastic cafe, Humphry's.

Thanks to the railway crossing and clock tower, the Highams Park neighbourhood has a quaint village-esque feel, and locals weren't at all

surprised when The Times newspaper names it one of the best areas to live.

Not sure where to start exploring? How about Vino Tap, The Stag & Lantern Micropub, Biba & Wren, or Yaz? There's also the convenience of a Tesco Superstore and other chains should you need essentials.

It's only a 12 stroll to Highams Park station, where you can nip to Liverpool Street on the Weaver Overground in around 25 minutes. It's two stops on this line to Walthamstow, where you can change for the ultra-convenient Victoria line, or enjoy the amenities in E17, too.

WHAT ELSE?

- Your new local is the grand Royal Oak. A great spot to enjoy delicious food in lovely surroundings, it's just 12 minutes on foot too
- Drivers can be on the North Circular in just a few minutes, and the M25 in around quarter of an hour. It'll be handy having use of a private car park too.
- You've got quick access to several neighbouring areas, including Woodford, Chingford, the aforementioned Walthamstow and South Woodford, which has a Waitrose and an M&S, as well as a cinema.



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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