

Total Area: 79.5 m² ... 855 ft²
All measurements are approximate and for display purposes only.

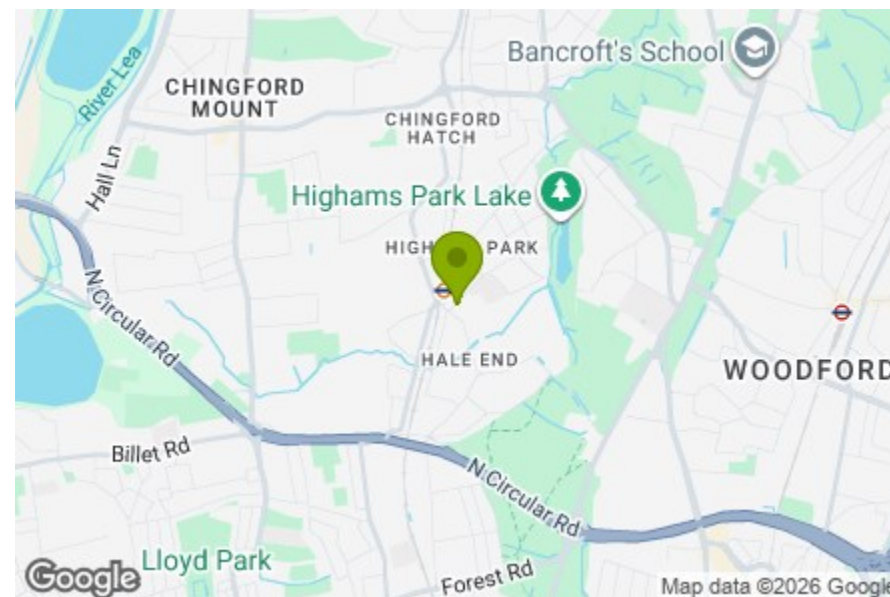
Kitchen / Reception Room
24'0" x 11'1"

Bedroom
14'9" x 9'7"

Bathroom
8'8" x 6'4"

Bedroom
15'7" x 9'8"

Garage
15'9" x 8'0"



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	65	77
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HANDSWORTH AVENUE, HIGHAMS PARK

Asking Price £375,000 Share of Freehold
2 Bed Apartment - Purpose Built



Features:

- Two Double Bedrooms
- Second Floor Purpose Built Flat
- Large Open Planned Kitchen/Lounge
- A Short Walk to Epping Forest
- Moments From Highams Park Station
- Private Garage
- Approx. 855 Square Foot
- Being Sold Chain Free

A bright and spacious two double bedroom apartment set on the second floor of a purpose built block in a well placed Highams Park setting. Being sold chain free and with a private garage, it sits moments from Highams Park Station and within easy reach of Epping Forest, so you have both everyday convenience and open green space close at hand. Highams Park Station is only around five minutes on foot, with regular Overground services into Liverpool Street and easy connections via Walthamstow Central for the Victoria line.

REQUEST A VIEWING
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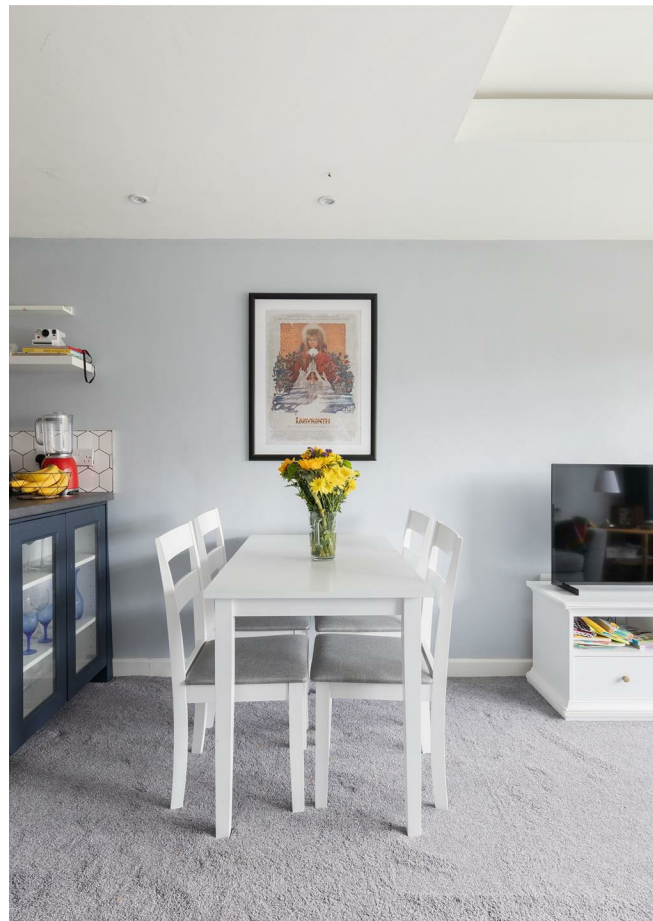
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IF YOU LIVED HERE.....

With approximately 855 square feet to enjoy, the layout here feels generous from the outset. The large open plan kitchen and reception room stretches to over twenty four feet, giving you plenty of space to cook, dine and relax in one easy, sociable setting. The room is finished in soft neutral shades, with a broad window drawing in the light and a recessed ceiling detail with spotlights adding a smart contemporary touch. In the kitchen, sleek white cabinetry, dark worktops and a central island bring a clean, practical finish.

Both bedrooms are genuine doubles, set separately from the main living space for a pleasing sense of balance and privacy. The principal bedroom is particularly spacious, with fitted storage already in place, while the second bedroom is also a lovely size and just as adaptable, whether used for guests, a child's room or a calm work from home spot. The gentle colour palette and soft carpeting keep both rooms feeling restful and settled.

The bathroom sits neatly between the bedrooms and is smartly finished with large format stone effect tiling, a bath with overhead shower and built in shelving. Altogether, the home feels well considered and easy to live in, with

roomy proportions, simple contemporary styling and a layout that makes very good use of the space. Living so close to Epping Forest, and with Highams Park itself on your doorstep, brings a real sense of calm, while the neighbourhood around you has plenty of life to it too. Local favourites including Vino Tap, The Stag & Lantern, Yaz, Biba & Wren and Mood Lift are all nearby, and there is also the added convenience of a Tesco Superstore for the day to day essentials.

WHAT ELSE?

- The Royal Oak is around a ten minute walk away and makes a lovely local for good food and a relaxed evening out.
- Along with the private garage, drivers will appreciate how quickly you can reach the North Circular, while the M25 is also within easy reach.
- You are well placed for enjoying more of East London too, with easy access into Walthamstow for the much loved spots around Wood Street, Hoe Street and Walthamstow Village.



A WORD FROM THE OWNER.....

"The flat is moments away from great cafes and restaurants, plus just a few minutes walk from the overground, so it's ideal for commuting into central London. There's also an enormous Tesco within walking distance, and you'll be just around the corner from scenic views of the lake at Highams Park and Epping Forest."

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