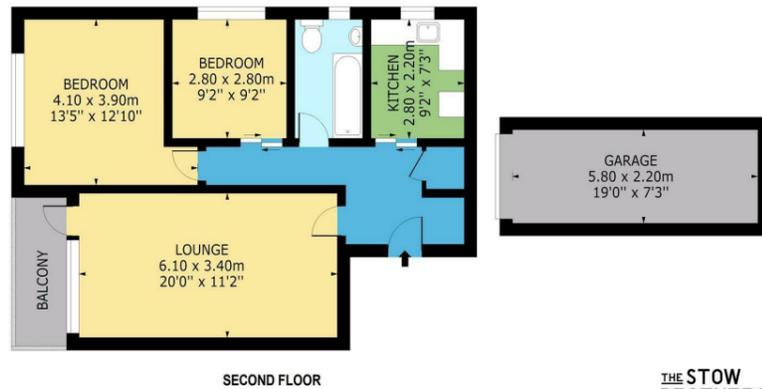


Castle Avenue, E4
Approx. Gross Internal Area 718 Sq Ft - 66.70 Sq M
Approx. Gross Balcony/ Garage Area 183 Sq Ft - 17.00 Sq M



Lounge
20'0" x 11'1"

Kitchen
9'2" x 7'2"

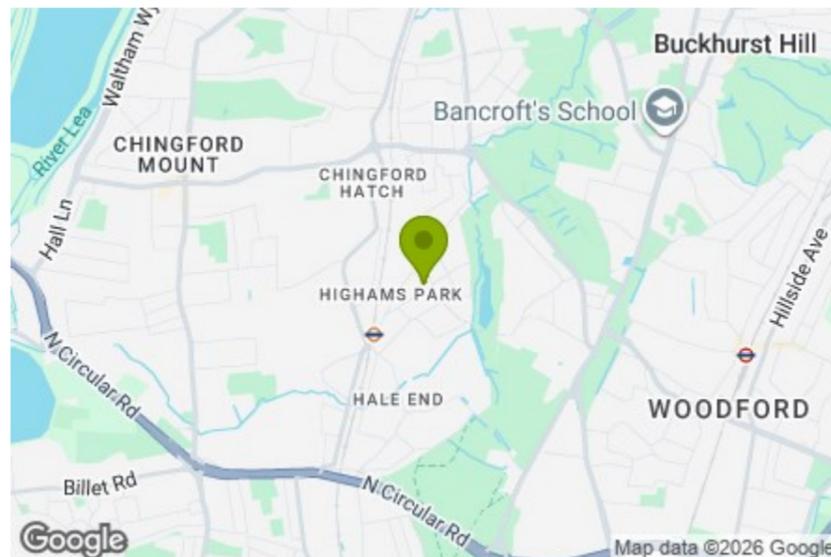
Bathroom

Bedroom
13'5" x 12'9"

Bedroom
9'2" x 9'2"

Garage
19'0" x 7'2"

THE STOW BROTHERS
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.
Date: 7/8/2025



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 80 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



CASTLE AVENUE, HIGHAMS PARK

Asking Price £415,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- Second Floor Purpose Built Apartment
- Private Balcony
- Moments Away From Highams Park
- Close to Local Amenities
- Short Walk to Epping Forest
- Approx 718 Square Foot
- Private Garage
- Share of Freehold

This inviting second-floor apartment combines space, natural light, and an appealing layout, offering two well-sized bedrooms and the benefit of a share of freehold. A private balcony provides a welcome spot to relax in the open air, while the location places you just moments from the vibrant heart of Highams Park, with its mix of shops, cafés, and local amenities. Epping Forest is within a short stroll, offering miles of woodland walks and green open space to explore. Spanning around 718 square feet, the property also includes a private garage, adding both convenience and valuable additional storage or secure parking.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Arriving home, you step into a central hallway where a useful storage cupboard sits neatly to one side, alongside a discreet utility cupboard housing a Bosch washing machine and Bosch tumble dryer. The reception opens out with an easy sense of flow, its generous proportions and Karndean flooring creating a warm, harmonious atmosphere. Sunshine streams in through expansive windows and glazed doors, guiding the eye towards the balcony and drawing the outdoors into the heart of the home.

The balcony offers a delightful extension to the living area, with room for a small table and chairs. Surrounded by greenery and with a backdrop of treetops and rooftops, it provides a peaceful setting for morning coffee or an evening pause.

The kitchen is bright and well-balanced, with pale cabinetry, marble worktops, and a fully integrated dishwasher forming a clean, modern backdrop. Open shelving adds a touch of character, while a wide window welcomes in daylight to create a pleasant cooking environment. The main bedroom feels calm and airy, its broad window framing leafy outlooks and allowing space for a variety of furnishings. The second bedroom is equally inviting, its simple layout making the most of its proportions.

The bathroom continues the home's fresh, neutral palette, with tiled walls and

flooring enhancing the sense of brightness. A fitted bath is complemented by a window that brings in both light and ventilation.

Completing the picture is a secure garage, offering parking or valuable extra storage.

Nestled within a well-connected corner of East London, the area offers a lively yet welcoming atmosphere with a strong sense of community. A short stroll brings you to Highams Park's bustling high street, home to a variety of independent shops, cafés, and everyday conveniences. For coffee and brunch, Biba & Wren serves thoughtfully prepared dishes in stylish surroundings, while The Stag & Lantern provides a warm setting for drinks with friends. The Royal Oak offers a traditional pub experience with hearty food and a friendly buzz. Green space is plentiful, with Highams Park Lake and the vast expanse of Epping Forest nearby, ideal for woodland walks and peaceful moments.

WHAT ELSE?

Highams Park Station is around a five-minute walk, providing swift links into the city. The area is also well served by a network of bus routes, connecting to nearby neighbourhoods such as Walthamstow, Chingford, and Woodford, as well as further afield. Whether travelling for work or leisure, the excellent transport options make it easy to enjoy both the buzz of London life and the green spaces close to home.



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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