

THIRD FLOOR

Kitchen / Lounge / Dinner  
14'1" x 20'11"

Bedroom  
10'8" x 13'9"

Bedroom  
10'9" x 12'8"

Bathroom  
6'10" x 7'6"

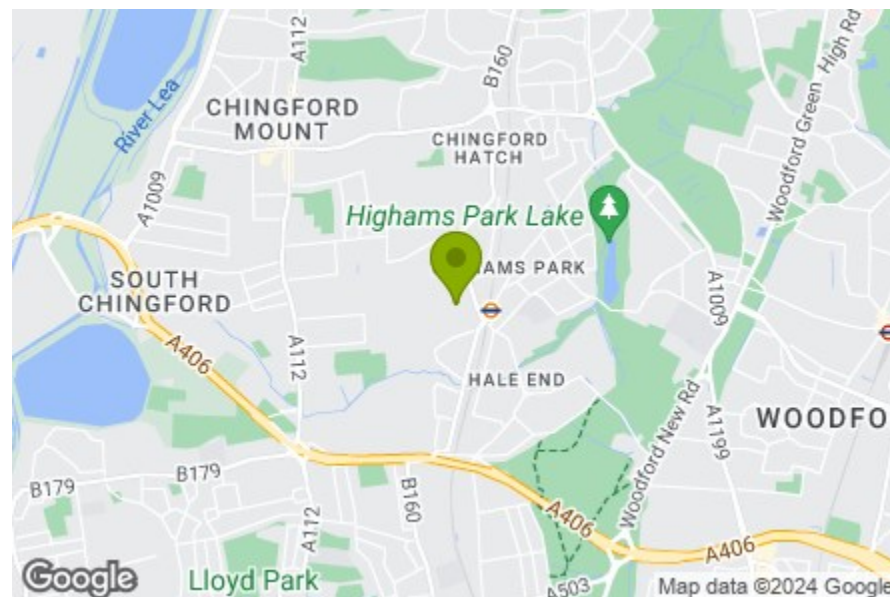
Balcony

Storage

Storage

Total Area (Excluding Balcony): 73.0 m<sup>2</sup> ... 785 ft<sup>2</sup>

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## JUBILEE AVENUE, HIGHAMS PARK Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Third Floor
- Approx 785 Square Foot
- Moments to Highams Park Station
- Private Balcony
- Communal Gardens
- Lift Access
- Short Walk to Epping Forest
- Large Storage Cupboards
- Chain Free

A smartly appointed and naturally bright two bedroom apartment with balcony, sat on the third floor of a modest, low-rise designer development surrounded by landscaped communal gardens. All just moments from Highams Park overground station.

An expertly arranged mix of lawn, beds and patio, your communal gardens are a great spot to stretch your legs and get to know the neighbours.

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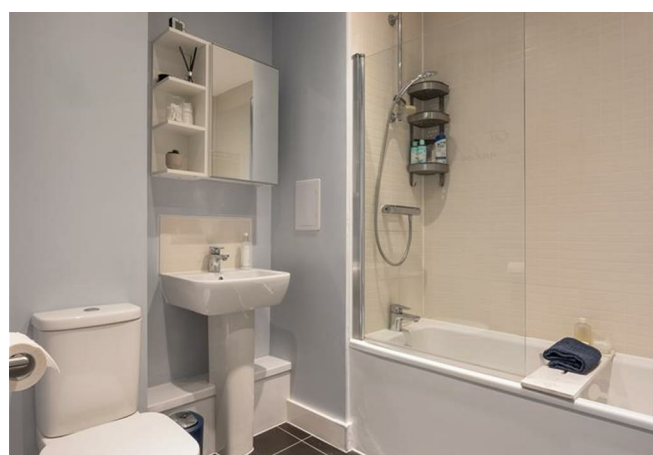
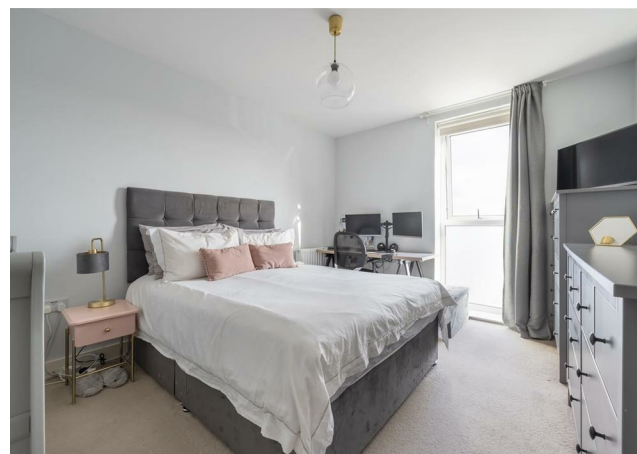
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**IF YOU LIVED HERE...**

Stop number one will be your 300 square foot open plan lounge and kitchen. Soft grey carpet runs underfoot, giving way to sleek charcoal floor tiles in the kitchen area. All nicely offset by sleek white cabinets home to a full suite of integrated appliances and sat below dark smoky worktops and a glossy black metro tile backsplash.

Your private balcony sits opposite the kitchen, filling the space with natural light and providing the perfect perch to enjoy rooftop views while sipping a coffee. Also an ideal spot for an evening glass of wine. Elsewhere both bedrooms are substantial doubles of around 140 square feet apiece, with floor to ceiling windows, and your family bathroom's an elegant affair in cream, grey and eggshell blue.

Outside and it's just a five minute stroll to Highams Park station, where the overground will get you directly to Liverpool Street in twenty three, putting the City less than a half hour away door to

door. Alternatively, Walthamstow Central is just two stops and five minutes away for a quick swap to the Victoria line, the famous street market and all the wining and dining delights of Walthamstow Village.??WHAT ELSE?

- The open rolling greenery of Highams Park itself is just fifteen minutes on foot, for Highams Park Lake (created at the turn of the century by landscape gardener Humphry Repton) and splendid views of London.

- You have a pair of substantial fitted storage closets in the hallway. A welcome addition to any London apartment.

- The Stag & Lantern Micropub, just past the station is a must visit for craft beer fans. Across the way Vino Tap is just as essential for friends of fine wines.



**A WORD FROM THE EXPERT...**

I enjoy the outdoors as well as the hustle and bustle of the city, so Chingford is the perfect spot for me. With Epping Forest on the doorstep, cycling, hiking and exploring are only a hop away. And the amazing transport links can take you into the city in less than half hour.

Chingford has something to offer for almost every buyer. From stunning period properties overlooking golf courses or Epping Forest. To brand-new builds perfect for getting on to the property ladder for first time buyers. Did I mention that it's more affordable than most of London?

WILL TURNER  
ASSISTANT BRANCH MANAGER

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