

Kitchen/Lounge/Diner  
13'0" x 23'4"

Bedroom  
7'1" x 12'6"

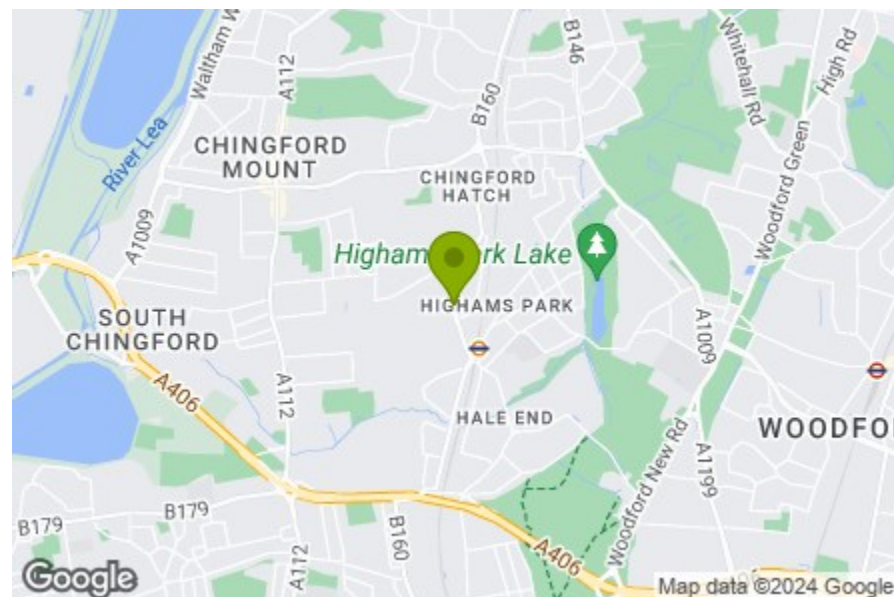
Bedroom  
8'9" x 12'6"

Ensuite  
5'3" x 4'4"

Bathroom  
6'5" x 5'5"

Total Area: 58.8 m<sup>2</sup> ... 633 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)	A		
(81-91)	B	83	83
(69-80)	C		
(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	



## LARKSHALL ROAD, HIGHAMS PARK

Guide Price £325,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Located on the Second Floor
- Moments Away from Highams Park Station
- Local Amenities on your Doorstep
- A Short Walk to Epping Forest
- Long Lease
- Being Sold Chain Free
- Approx 633 Square Foot
- Private Parking Space

GUIDE PRICE - £325,000 to £350,000 - This purpose-built two bedroom, two bathroom apartment is literally moments from the many shops, services and overground station in the centre of popular Highams Park. It's also within easy walking distance of the open green space of Highams Park and the ancient woodland of Epping Forest.

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**IF YOU LIVED HERE...**

Located on the second floor of a low rise block, this modern apartment has everything you need for easy living, combining the convenience of a location in the neighbourhood centre with the advantages of a purpose-built property.

The apartment has a logical layout and none of the 633 square feet of space is wasted. You enter the apartment via a large central hallway with doors to the main open plan living space, both bedrooms, and the family bathroom. The second bathroom is ensuite to the main bedroom.

The main living room is a fabulous space. Measuring a huge 23 ft 5 by 13 ft it has ample space for a large lounge area, dining table, and kitchen. The well-equipped kitchen has fitted wall and floor cabinets that neatly wrap around one end of the room and house a selection of integrated appliances, with all white goods, gas hob, extractor and oven included. The gloss white doors of the kitchen cabinets sit discreetly alongside white walls which amplify the natural light throughout the space. A west-facing window provides afternoon and evening sun.

The two double bedrooms, which also have west-facing windows, are a similar size. The slightly larger main bedroom has a fully tiled en suite shower room. The main bathroom is also fully tiled and has a bath with a shower, a washbasin console, and a

contemporary wall-hung WC. Downlighters complete the chic hotel style.

The apartment is decorated in a palette of whites and neutrals, complemented by the bedroom carpets and wood doors and floors. It has good natural light levels and is double glazed throughout.

**WHAT ELSE?**

- You'll be living in the midst of the friendly Highams Park community with a wide selection of local shops and services just moments from your door.

- Highams Park with its meadows, lake, playground, and café is a mere 15 minute walk from your door, and from here you can walk or cycle to Epping Forest via an extensive network of footpaths and trails.

- It's a four minute walk to Highams Park overground station which has regular trains to the City (it's 22-25 minutes to Liverpool Street). And it's just two stops to the Victoria Line at Walthamstow Central.

- Road links are excellent, with a drive of just three minutes to the North Circular Road and ten minutes to the M11.



**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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