

Kitchen/Lounge/Dinner
10'11" x 26'8"

Bedroom
8'11" x 14'2"

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8'11" x 14'2"

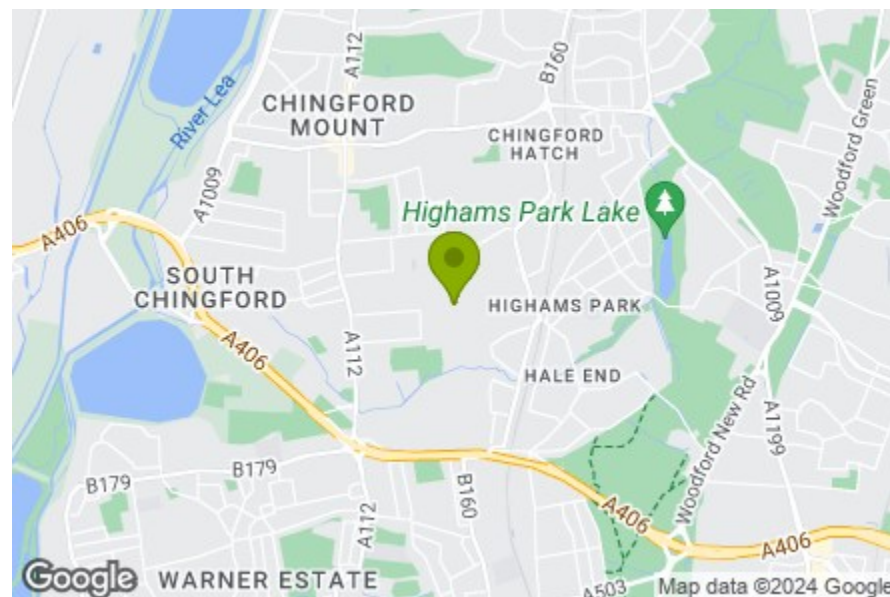
Bathroom
6'4" x 8'4"

Utility/Storage
6'4" x 8'4"

Balcony
16'0" x 5'8"

Total Area (Excluding Balcony): 74.4 m² ... 800 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B	84	84
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

LENA KENNEDY CLOSE, HIGHAMS PARK Offers In Excess Of £450,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- Fifth Floor
- Approx 800 Square Foot
- Moments to Highams Park Station
- Private Balcony
- Communal Gardens
- Lift Access
- Short Walk to Epping Forest
- Large Storage Cupboard
- Long Lease

A smart and sumptuous two bedroom apartment on the top floor of a modest five storey development at the end of a peaceful no through road. You have a private balcony, communal gardens and Highams Park station is just a half mile on foot.

Sit atop this striking new development in a leafy sweetspot between Highams Park and Chingford, you have lovely green views along with City connections just a short walk away.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
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0203 369 1818

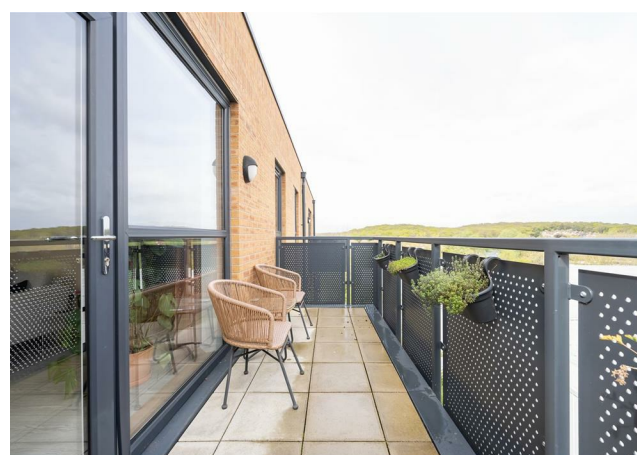
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Your premier spot will be your 300 square foot, open plan, artfully segmented kitchen and reception. Smoky grey hardwood runs underfoot, complementing the kitchen cabinetry, home to integrated appliances (including wine rack!) and chunky white worktops. At the opposite end your private balcony fills the space with natural light. Step out for here penthouse level views over the local greenery and treetops.

Back inside and your principal bedroom also offers expansive views with a floor to ceiling window, alongside 130 square foot of space finished in tranquil sage green. Next door bedroom two, currently in use as a study, is decked out in white with more impressive views. Across the hallway you have a smart bathroom tiled from tub to ceiling, and an indispensable utility room, for welcome additional storage and laundry space.

Outside and, as noted, Highams Park overground station is just a half mile on foot. With direct, twenty three minute connections to Liverpool Street, you have a door to door City commute of around just half an hour. Alternatively, ride one single stop for Walthamstow Central and the Victoria line. If you're staying local then The Stag & Lantern Micropub, just across from the station, is a fine spot for fans of craft beers to sup and savour.

WHAT ELSE?

- If well curated vintages are more your thing, then Vino Tap, a wine bar and wine shop where you can sit in or take away, is also just moments from the station, offering a range of tempting options.
- The rolling Greenery of Highams Park itself, with the famous Highams Park Lake and spectacular views over London, are just twenty minutes on foot or five by bike. Make sure to enjoy some coffee and cake at Humphry's Cafe, named after the lake's nineteenth century landscape designer.
- Your lush, well maintained communal grounds are perfect for getting to know the neighbours.



A WORD FROM THE OWNER...

"Our flat is a relaxing, quiet and green escape from the city that still feels well connected, being only 25 mins away from central London. We love enjoying the local greenery and easy access to Epping Forest - but nothing beats sunbathing on the balcony!"

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