

Total Area (Excluding Balcony): 75.6 m<sup>2</sup> ... 814 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.

Storage

Bathroom

6'6" x 6'9"

Kitchen/Lounge/Diner

14'1" x 20'11"

Bedroom

10'10" x 14'4"

Bedroom

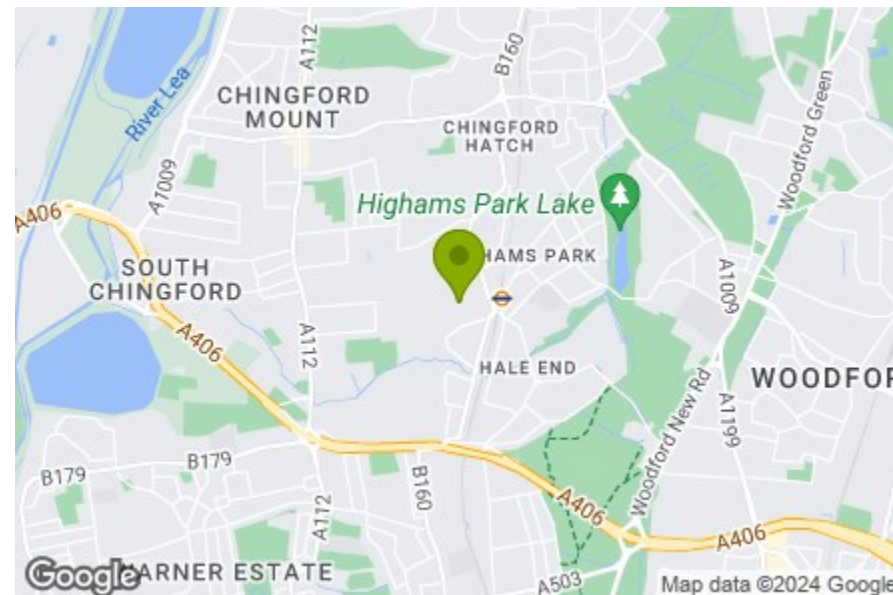
10'6" x 14'4"

Ensuite

4'9" x 7'6"

Balcony

13'4" x 5'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	84	84
(81-91) B			
(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	

## HICKMAN AVENUE, HIGHAMS PARK

Offers In Excess Of £450,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Moments from Highams Park Station
- Allocated Parking Space
- Lift Access
- Private Balcony
- Approx. 814 Square Foot
- Fourth Floor
- Two Bathrooms
- Plenty of Storage Throughout

An elegantly appointed, bright and spacious two bedroom balcony apartment, sat on the fourth floor of a modest, modern development in Highams Park. Sitting among well curated communal grounds, you're just moments from Highams Park station.

You have the gold dust London addition of an allocated, private parking space here. Drivers can be on the North Circular in around five minutes.

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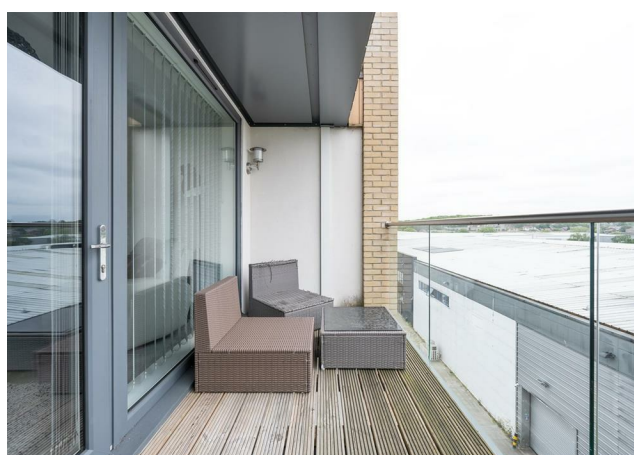
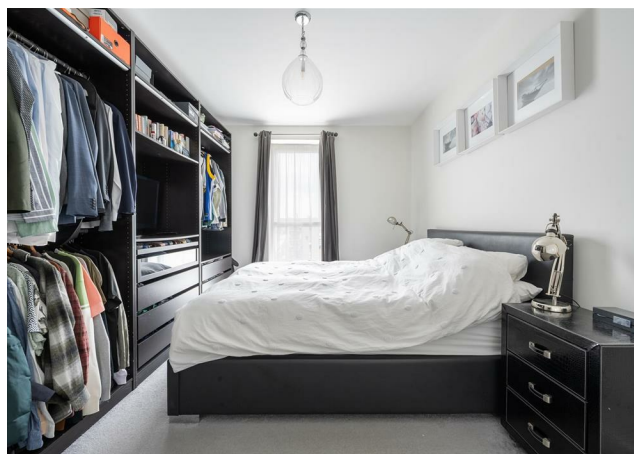
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#### IF YOU LIVED HERE...

Pride of place will go to your 300 square foot, entirely open plan kitchen and lounge, full of light thanks to that balcony. Out here you have timber decking and glazed balustrade for rooftop views over your landscaped grounds. Inside, smooth grey engineered hardwood flows underfoot and your kitchen's decked out in glossy white cabinets and chunky, smoky countertops.

Elsewhere, your principal bedroom's a bright and sizeable 140 square feet, with a custom wealth of integrated storage, a floor to ceiling window and soft grey carpet. You're blessed with an en suite shower room too ñ an elegant boutique affair in cream and grey, with walk in shower cubicle. Bedroom two's another double, and your family bathroom's just as stylish, with a sumptuous tub.

Outside and, as noted, Highams Park station is less than five minutes walk, from here it's just twenty three minutes direct to Liverpool Street for a door to door City commute of less than half an hour. Alternatively, Walthamstow Central is just two stops and

five minutes down for a quick swap to the Victoria line and speedy connections to the West End. Or just hop off entirely and explore the delights of Walthamstow Village.

#### WHAT ELSE?

- Craft beer fans and wine lovers alike are well catered for locally, with both the Stag & Lantern Micropub and Vino Tap wine bar just across from the station.
- You've a wealth of extra integrated storage in your hallway, another welcome bonus to London apartment living.
- Highams Park itself is just fifteen minutes on foot, for rolling open greenery, splendid views of the City and the famous Highams Park Lake.



#### 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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