



Lounge/ Dining Room
9'4" x 14'2"

Kitchen
7'7" x 6'10"

Bathroom
5'2" x 5'6"

Bedroom
9'4" x 10'9"

Total Area: 41.3 m² ... 445 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	75	75
(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	



CAVENDISH ROAD, HIGHAMS PARK

Offers In Excess Of £270,000 Share of Freehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Purpose Built
- Private Parking
- Minutes Away From Highams Park Station
- Close to Local Amenities
- A Short Walk to Epping Forest
- Arranged Over to Floors
- Share of Freehold
- Being Sold Chain Free

A smartly appointed one bedroom purpose built apartment in an enviable location less than half a mile from the bustling metropolis of Highams Park Broadway and Highams Park station. Nestled at the quiet end of a residential cul de sac, this is a perfect apartment for first time buyers looking to get a foot on the property ladder and you also have the added bonus that this home is offered chain free. Your living accommodation is split over two floors, and you benefit from private parking - somewhat of a luxury in this part of town.

REQUEST A VIEWING
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IF YOU LIVED HERE....

You're in a great spot, close to Highams Park and with very easy access into the nearby communities of Walthamstow and Chingford. For drivers your proximity to the A406 North Circular means you can explore the local area and beyond with ease. Highams Park is renowned as the hidden gem of the area, with a wonderful friendly community feel you have plenty of coffee shops, restaurants and bars to explore. Nature lovers will be delighted at being so close to the rolling greenery of Epping Forest, perfect for exploring on foot or by bike. We recommend heading to Yaz for delicious Mediterranean meets Middle Eastern cuisine in a super cool atmosphere, or trying out the sumptuous Sunday roasts in The Royal Oak.

Inside the property, your ground floor space is open plan with a large 135 square foot living room opening onto your well appointed kitchen. You've also got some handy built in cupboards in your hallway for that all important storage. Moving upstairs you've got a bright and breezy double bedroom and a large fully

equipped bathroom. The decor throughout is neutral and bright, ready for you to add your flair.

WHAT ELSE...

- Highams Park Station has up to four trains an hour into London Liverpool Street via Hackney and Walthamstow Central. Hop off at Walthamstow for the Victoria Line into Central London.
- You're a 7 minute cycle away from Lloyd Park, the most famous park in the Borough; it has a skate park, playground, cafe and picturesque duck ponds with landscaped gardens. There is an annual festival here, along with a weekly farmers market.



A WORD FROM THE EXPERT....

"Around the corner from the office are The Stag and Lantern and Vinoramica, or if you fancy a nice coffee, pop in to Bibi & 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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