

Total Area: 53.1 m<sup>2</sup> ... 571 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.

Reception  
18'0" x 9'4"

Kitchen  
7'0" x 10'5"

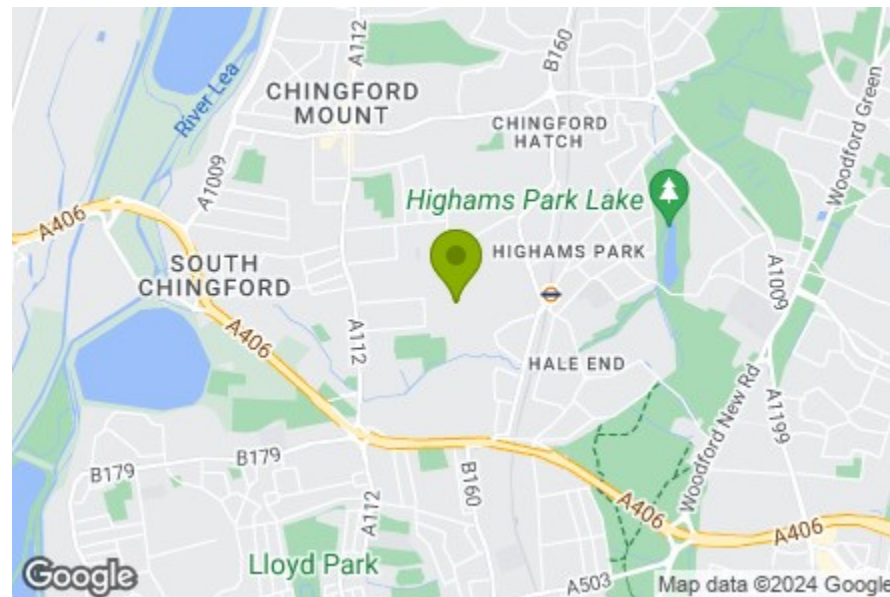
Bedroom  
13'0" x 9'4"

Bedroom  
9'5" x 7'1"

Hall

Storage

Storage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		70	78
	EU Directive 2002/91/EC		



## THURLLOW CLOSE, HIGHAMS PARK

Offers In Excess Of £325,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedroom
- Purpose Built Apartment
- 91 Year Lease
- Short Walk To Highams Park Station
- Approx 571 Square Foot
- Close to Local Amenities
- Off Street Parking
- Communal Gardens

An immaculately presented two bedroom apartment, on the first floor of a modest, modern development, brimming with quality design and charm throughout. Highams Park overground station is just a fifteen minute walk.

Outside, you have a designated parking spot, and your convenient location will bring you onto the North Circular in less than five minutes.

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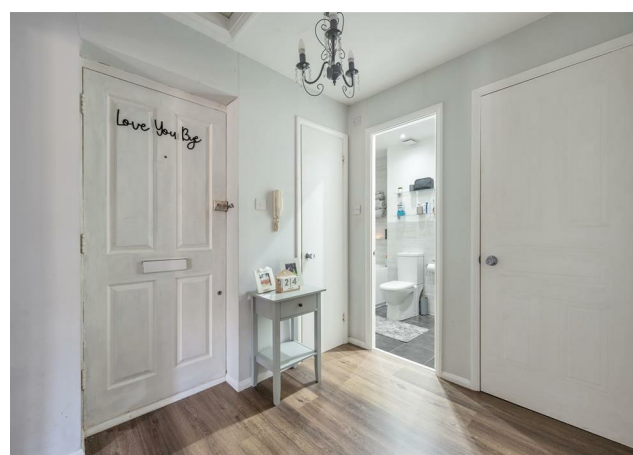
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#### IF YOU LIVED HERE...

Your hallway leads you off to every corner of your home, for an enviable flow. Your spacious and bright 170 square foot reception is a peaceful and welcoming space, with an open layout, ample natural light, and light oak, hardwood flooring. Mahogany window framing adds warmth to the dining area, beautifully contrasting with the white walls and offering views over surrounding greenery. Your kitchen showcases similar trim, along with plentiful polished cabinetry, a frosted glass splashback, white tiled floors, and timber worktops.

The minimalist design of your home extends seamlessly into the bedrooms, each with its own peaceful ambiance. Both rooms feature soft beige carpeting for a homely feel. The smaller sleeper has off white walls, while the larger sleeper features a sophisticated grey finish alongside a striking black paneled accent wall. Your bathroom features stylish tiling, with dark charcoal flooring and large grey stone textured tiles in the bath, shower, and surrounding areas.

Outside, Highams Park is an understated gem you'll quickly fall in love with. Highams Park station, just a fifteen-minute walk away, will get you to the City in about twenty three minutes, or a quick change at Walthamstow Central two stops down can get you on the Victoria line for the West End. The vibrant community of Highams Park has so much to offer, including local favourites like Yaz, a Mediterranean café by day and lively cocktail bar by night, and the dog friendly micropub, The Stag & Lantern, all within fifteen minutes from your front door.

#### WHAT ELSE?

- Your development features pleasant communal gardens, great for getting to know the neighbours.
- Nestled between Banbury Reservoir and Highams Park, you'll enjoy abundant green spaces nearby. Highams Park Lake, designed in the 1800s by Humphry Repton, offers scenic views of London. Visit the charming cafe named after Humphry, showcasing local artists' works.
- Tiny Tots Nursery is conveniently located a mere three minute walk away, perfect for families.



#### A WORD FROM THE OWNER...

"Living in this charming 2-bedroom flat has been an absolute delight for our family. The nearby nurseries, schools, and supermarkets, all within walking distance, have made life with two small children so much easier. Highams Park & Chingford, where we've lived our whole lives, is perfect for city commuters and offers a warm community feel.

The regular upkeep from the management company, Warwick Estates, has been excellent, ensuring the communal areas are always well maintained. As we move to another home in the area, we hope the new owners will enjoy this lovely flat and its fantastic location as much as we have."

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