

Kitchen / Lounge / Diner  
14'1" x 18'11"

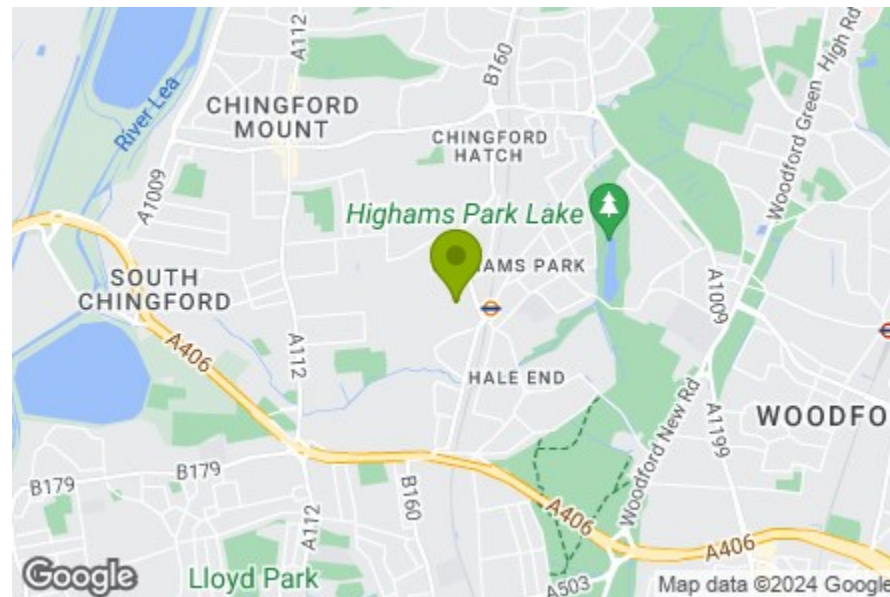
Bedroom  
19'6" x 11'11"

Bathroom  
7'8" x 8'5"

Balcony  
13'1" x 5'4"

Total Area (Excluding Balcony): 63.1 m<sup>2</sup> ... 679 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	86	86
(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	



## JUBILEE AVENUE, HIGHAMS PARK

Asking Price £350,000 Leasehold  
1 Bed Apartment



### Features:

- Large One Bedroom Modern Apartment
- Second Floor
- Communal Garden
- Private Balcony
- Moments from Highams Park Station and Local Amenities
- Private Parking Space and Communal Bike Storage
- Secure, Video Door Entry
- White Goods Included (washing machine, fridge freezer, cooker)
- Lift Access
- Being Sold Chain Free

Benefitting from the fantastic amenities of Highams Park and the sprawling nature of Epping Forest, this bright and modern one-bedroom apartment comes with smart fittings, spotless decor, a private balcony, lift access, video door entry, off-street parking, secure bike storage and communal gardens. And that's just the start of it...

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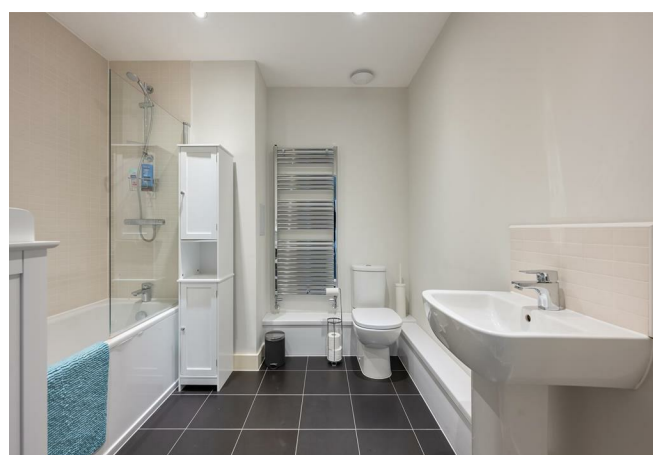
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#### IF YOU LIVED HERE...

Thanks to your second floor positioning, you can enjoy the tranquility that comes with skyline views (not to mention it being energy efficient to live at height). The generous balcony doors mean there's plenty of natural light to showcase the neutral decor in all its minimalistic glory. The open plan environment means hosting will be a breeze, and you'll enjoy utilising the kitchen area, which has smart cabinets, sleek worktops and integrated appliances.

The bedroom is just as immaculate with considered decor and soft carpeting, while the bathroom is smart and contemporary with an over-tub shower.

During warmer months you'll love making use of your private west-facing balcony, or head to the communal gardens for even more space to chill out.

As for the wider area, there's been a lot of buzz about Highams Park since The Times recently described it as one of 'the best places to live' - and you'll quickly come to realise why. The neighbourhood is home to a huge amount of greenery, particularly since it's located at the cusp of the whopping Epping

Forest, but Highams Park itself is quite magnificent, with its lake and landscaped gardens. As for food and drink-based perks, you're spoilt for choice. Add Vino Tap, The Stag & Lantern Micropub, Yaz, Biba & Wren and Mood Lift to your list of places to try. There's also the convenience of a Tesco Superstore and other chains should you need essentials.

If you need to head further afield, you'll be pleased to discover that Highams Park station is only three minutes on foot, where you can head to Liverpool Street on the overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

#### WHAT ELSE?

-Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just 10 minutes away on foot too.

- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.

- You live close enough to Walthamstow that you can also benefit from the amenities of E17. Hop on a bus or Overground for the food and drink-based delights of Wood Street, Hoe Street or Walthamstow Village.



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

"The flat is located a very short walk away from the station, supermarket & centre of Highams Park with a number of cafes & local businesses. It's a short walk to Epping Forest and numerous green spaces. There is excellent community spirit with many events throughout the year."

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