

Total Area: 72.1 m² ... 777 ft²
All measurements are approximate and for display purposes only.

- Reception Room
14'11" x 12'2"
- Kitchen/ Diner
14'10" x 11'6"
- Bedroom
8'2" x 6'5"
- Bedroom
12'6" x 11'6"
- Bathroom
7'9" x 6'1"
- Garden
49'2"



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	77
England & Wales	
EU Directive 2002/91/EC	



MARLBOROUGH ROAD, HIGHAMS PARK Offers In Excess Of £400,000 Leasehold 2 Bed Maisonette



Features:

- Two Bedroom Maisonette
- 1930s 2nd Floor Conversion
- Approx. 777 Square Foot
- Easy Access to Highams Park and Walthamstow
- Private Garden
- Side Access
- Own Front Door
- Short Walk to Epping Forest

Benefiting from easy access to both Highams Park and Walthamstow, this bright and spacious two-bedroom maisonette sits in an excellent spot where you can enjoy sprawling nature and urban buzz in equal measure.

Situated on the first floor, highlights on the outside include the side access, a private garden and a sole-use front door, while inside you have a spacious reception room and dine-in kitchen amongst the perks.

REQUEST A VIEWING
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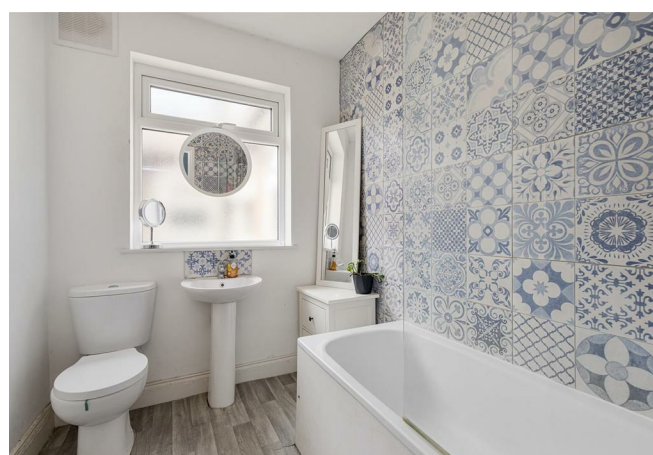
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IF YOU LIVED HERE...

Beyond that classic 1930s-style frontage, you'll find a brilliantly proportioned home, coming in at 777 square feet. The large reception room is bursting with light thanks to the generous bay windows. The combination of the ornate coving and neutral decor provides the perfect base style, which can easily be updated or left to enjoy in its simplicity.

The smart dine-in kitchen sits conveniently at the rear, overlooking the leafy south-facing garden. It's a particularly spacious kitchen, with ample storage and glossy tiling.

The bedrooms are smart, as is the bathroom, which has a balanced mix of traditional and contemporary fittings.

As for the area beyond, Highams Park is your nearest station, 0.7 miles away. From there you can nip to Liverpool Street on the overground in around 25 minutes. En route to the station, you'll spot some excellent amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz. There's also the convenience of supermarkets and other chains if you need essentials.

You also have the handy option of nipping on the 97 bus to Walthamstow Central. As well as the excellent transport connections there (including the Victoria line), you'll find many award-winning eateries, plus the grand-scale redevelopment of the the Soho Theatre, which is due to open next year/early 2025.

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, while Memorial Park is even nearer.

WHAT ELSE?

- As well as having the sprawling Epping Forest on your doorstep, you've also got some incredible outdoor pursuits around the River Lee's reservoirs, including Lee Valley Athletics, Lee Valley Golf Course and the London Watersport Company.

- Drivers can be on the North Circular in just a few minutes, or the M25 in about 15 mins.

- Looking for a new local? Try The Dog & Duck, which has an atmospheric beer garden a great line in sourdough pizzas - it's 19 minutes on foot.



A WORD FROM THE OWNER....

"I bought the flat while pregnant with my first son, drawn to the charming road and prime location. I spent months renovating the property, during which time I met my supportive neighbours. They went out of their way to help with various tasks, and even tended to my garden when I was managing life with a newborn. The sense of community here is something I had not experienced before, especially in London, even though I grew up in the area.

The flat is ideally situated for commuting into London, with numerous public transport links to Walthamstow, Blackhorse Road, and Chingford. Highams Park station is also within walking distance, which was crucial since we have always worked in London. There are excellent connections to the A406, M11, and M25, making it easy to get out of Greater London quickly.

I love the local amenities, including yoga studios in Walthamstow, the vibrant market, cozy cafés, and conveniently located supermarkets and shops. Being close to Epping Forest is a bonus for enjoying walks and sunny days outdoors. The flat itself is spacious with beautiful natural light flooding in. My favourite features are the large windows and the private kitchen, which is not overlooked."

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