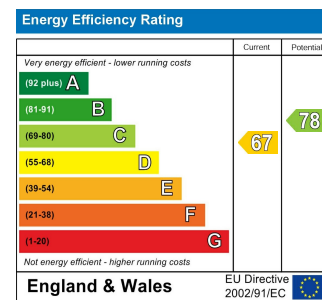
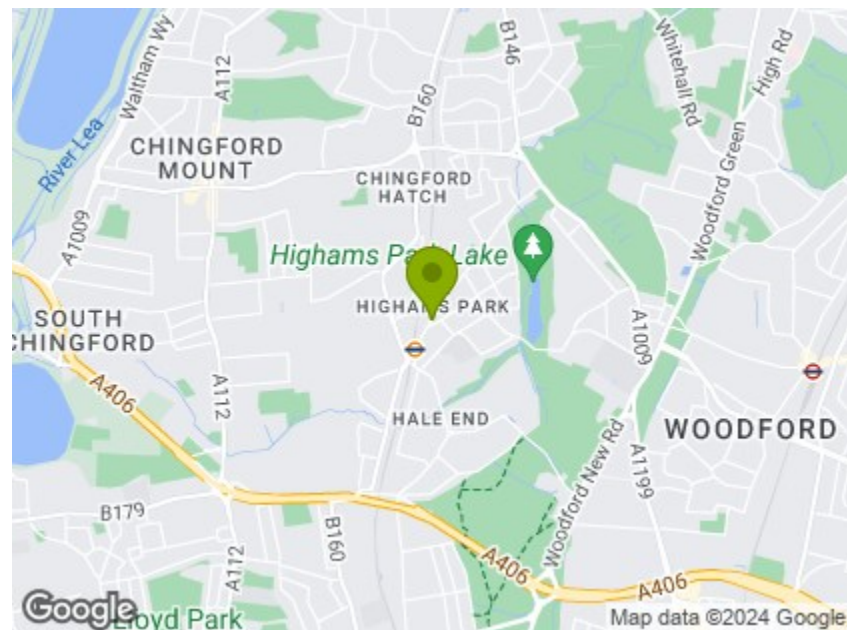


GROUND FLOOR
 APPROX. FLOOR AREA 69 SQ.FT. (6.4 SQ.M.)

1ST FLOOR
 APPROX. FLOOR AREA 876 SQ.FT. (81.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

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.
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THE AVENUE, HIGHAMS PARK

£2,100 Per Month
 3 Bed Apartment - Conversion



Features:

- Three Bedrooms
- Available Early September
- Large Open Plan Kitchen Lounge
- Period Charm Throughout
- Private Rear Garden
- Off Street Parking for 2 Cars
- EPC Rating D
- Council Band C
- Holding Deposit Equivalent To 1 Week's Rent Capped at £400

A gorgeous three bedroom, split level apartment on the first floor of a grand period semi-detached property. Pride of place is the huge open plan kitchen/lounge, brimming with vintage style and perfect for professionals and young families alike. Highams Park station is just moments away.

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E11, E7, E12 & E15
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 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

E8, E9, E5, N16, E3 & E2
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 0208 520 3077

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IF YOU LIVED HERE...

You'll be entertaining in the 280 square foot open-plan kitchen lounge. With original timber floorboards underfoot, exposed brick chimney breast, period fireplace, sleek charcoal 'shaker' kitchen, it's a true masterpiece of vintage style and a great space for entertaining.

This impressive sense of style can be felt inside and out, with period tiling in the entranceway and original stained glass in the front door. There's also stunning period fireplaces in both the master and second bedrooms, each a good size, each well over 150 square feet. The third bedroom would be ideal for a child's room, study, or walk-in wardrobe.

The ingeniously designed bathroom is another style statement; metro tiling, blue pastel walls and a built-in shower cubicle as well as a bathtub. Outside, you have a private fifty foot section of garden.

Highams Park train station is just a fifth of a mile away on foot, from here you can go directly to Liverpool Street in just 23 minutes. Walthamstow Central is even closer, just two stops away. Here you have a wide range of bars and restaurants, the Empire Cinema and Walthamstow Mal.

Highams Park itself, with its lush lake, breathtaking views from the hill and charming cafe, is even closer to your new home. The beautiful Epping Forest is only half a mile from you too.

WHAT ELSE?

- Your new local is the stately Royal Oak, where you can settle in for a bottomless brunch or a superb Sunday roast.
- Schools rated 'Outstanding' nearby include Trinity Catholic High School, Woodford County High School and Oakhill Primary.
- You have off-street parking spaces for up to 2 cars



A WORD FROM THE EXPERT...

Highams Park is a suburban gem that benefits from beautifully tree-lined streets and wonderful period properties. It shares its borders with the leafy Woodford Green and has a fantastic lake that nestles between them.

Highams Park benefits from the London Overground which takes you to Liverpool Street station in just under 23 minutes door to door! The A406 and M11 is also close by making it seamless for drivers to commute too.

I have grown really fond of the area in my 7 years here. My two kids go to local schools here which they love; and they have great Ofsted reports. What was once a consideration for me and my family because we couldn't afford to upsize where we lived previously; is now an area I genuinely cannot see myself leaving anytime soon.

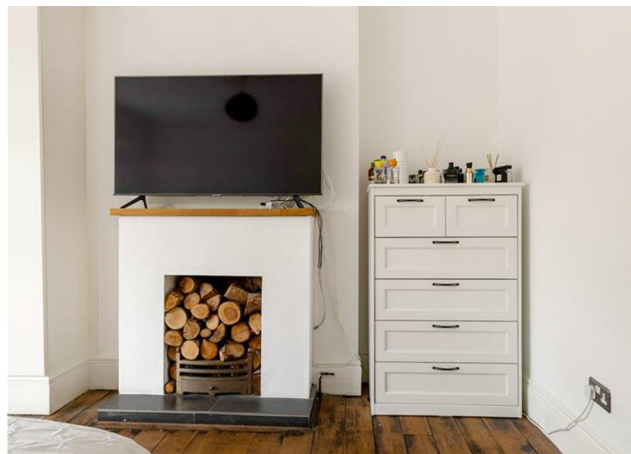
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Hallway
19'0" x 5'10"

Bathroom
9'6" x 8'6"

Bedroom
9'6" x 5'10"

Open Plan Kitchen / Living Room
21'7" x 12'9"

Master Bedroom
14'9" x 14'1"

Bedroom Two
14'1" x 11'9"



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