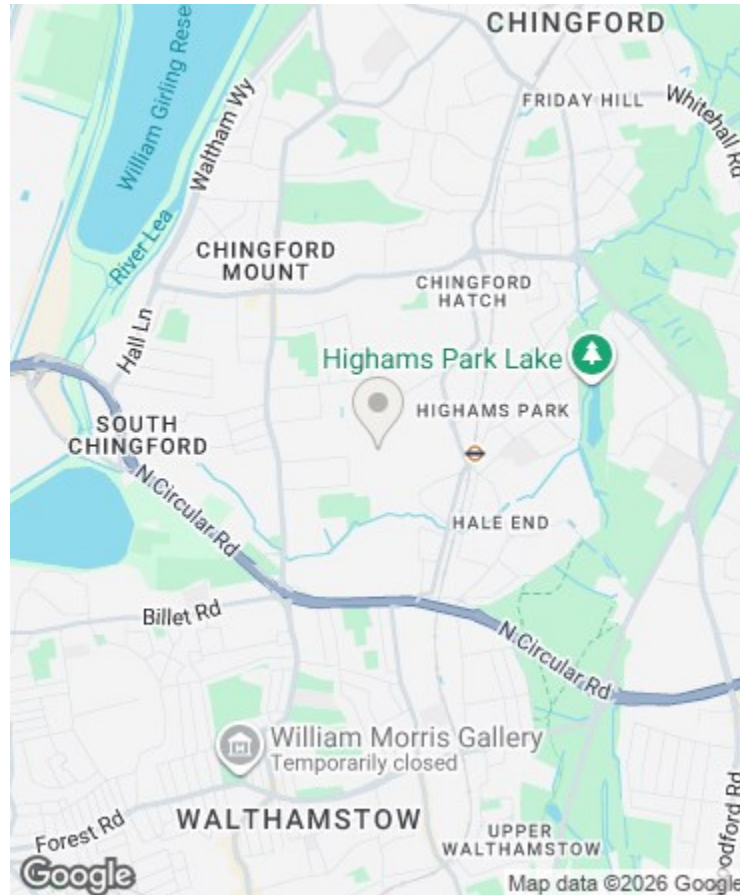




Directions

Viewings

Viewings by arrangement only. Call 0204 5530707 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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		



william rose

First Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



Total area: approx. 36.2 sq. metres (390.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Elm Court



Flat 4, Elm Court Higham Station Avenue, Highams Park, London, E4 9UZ

Guide Price £235,000

- One-bedroom first-floor flat
- Spacious living/dining room
- Comfortable double bedroom
- Useful built-in storage
- Long lease
- Well presented
- Open plan layout
- Modern shower room
- Allocated parking space
- Close to Highams Park station, shops and green spaces

Elm Court Higham Station Avenue, London E4 9UZ

This well-presented one-bedroom first-floor flat offers a bright and practical layout extending to approximately 390 sq ft, making it an ideal first-time purchase, investment or London base. The accommodation is centred around a generous living/dining room, providing plenty of space for both relaxing and entertaining, with the kitchen positioned just off the main living area. There is also a comfortable double bedroom, a modern shower room, entrance hall and useful built-in storage.

1

1

1

C

Council Tax Band: B



The property further benefits from its own parking space, a particularly valuable feature in this part of London, together with a good remaining lease term, offering additional reassurance for prospective purchasers.

Situated in the popular Highams Park area, the flat is well placed to enjoy the neighbourhood's excellent combination of local amenities and green open spaces. Highams Park has a friendly village-like feel, with a good selection of independent shops, cafés and everyday conveniences around the town centre, alongside larger supermarket facilities. For those who enjoy the outdoors, Highams Park Lake and the extensive open spaces of Epping Forest are also within the wider area, providing excellent opportunities for walking, running and cycling.

Transport connections are another major attraction. Highams Park station is served by the London Overground Weaver line, providing direct services towards London Liverpool Street, while Walthamstow Central offers convenient interchange with the Victoria line for journeys across the capital.

Offering well-proportioned accommodation, parking and a good lease in a sought-after and well-connected location, this appealing one-bedroom flat would make an excellent home or investment opportunity.