

Directions

Viewings

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

EPC Rating

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	EU Directive 2002/91/EC	



Total area: approx. 73.6 sq. metres (792.5 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 wardrobes and built-in 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.

Handsworth Avenue



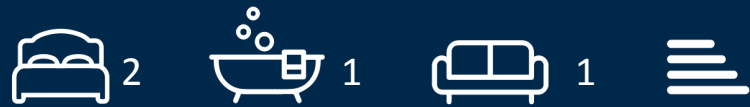
Flat 1, 99 Handsworth Avenue, Highams Park, London, E4 9PG

Guide Price £400,000

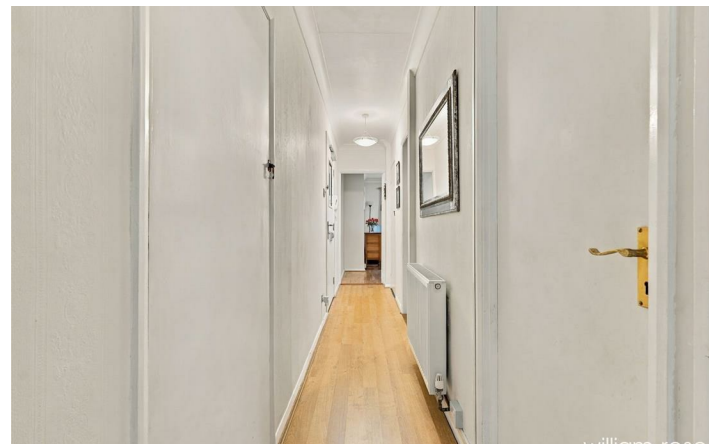
- Two Bedroom Ground Floor Flat
- Spacious and Well-Proportioned Living Room
- Two Generously Sized Bedrooms
- Share of Freehold
- Offered Chain Free
- Presented in Very Good Condition Throughout
- Separate Fitted Kitchen
- Two Entrances into the Property for Added Convenience
- Garage En-Bloc
- Ideal for First-Time Buyers and Downsizers

99 Handsworth Avenue, London E4 9PG

This beautifully maintained two-bedroom ground floor flat offers spacious, well-proportioned accommodation, presented in very good condition throughout. Benefiting from a share of freehold, a garage en-bloc and being offered to the market chain free, this is a fantastic opportunity for first-time buyers, downsizers or anyone seeking a comfortable home in an excellent location.



Council Tax Band: C



The property offers a thoughtfully arranged layout, with a welcoming entrance hallway leading through to a generously sized living room, providing a wonderful space to relax, unwind or entertain family and friends. The separate fitted kitchen offers a practical and well-organised space for everyday cooking, while the two bedrooms are both comfortably proportioned, with the larger bedroom providing ample room for furnishings and the second offering excellent flexibility as a guest bedroom, home office or additional sleeping accommodation. A modern shower room completes the accommodation.

The flat has clearly been well cared for and offers a lovely balance of comfort and practicality, with the added convenience of being situated on the ground floor. The garage provides valuable additional storage or parking, while the share of freehold and chain-free status further enhances the property's appeal.

Handsworth Avenue is well positioned to enjoy everything that makes Highams Park such a sought-after place to live. The area has a welcoming village-like atmosphere, with an excellent selection of independent cafés, restaurants, traditional pubs, local shops and everyday amenities centred around The Avenue and the surrounding streets. For those who enjoy spending time outdoors, the beautiful open spaces of Highams Park Lake, The Highams Park and nearby Epping Forest provide wonderful opportunities for scenic walks, cycling and enjoying nature throughout the year.

Commuters are also particularly well catered for, with Highams Park Overground station providing direct services into London Liverpool Street via Walthamstow Central, where connections to the Victoria line offer convenient access to the wider London Underground network. Local bus services also provide links to neighbouring areas, making the location ideal for those looking to combine a peaceful residential setting with excellent transport connections.

Property Information

LEASEHOLD

Lease Length: 940 Years Remaining

Service Charge: £2,400 per annum
Ground Rent:

EPC Rating: TBC
Council Tax Band: C

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.