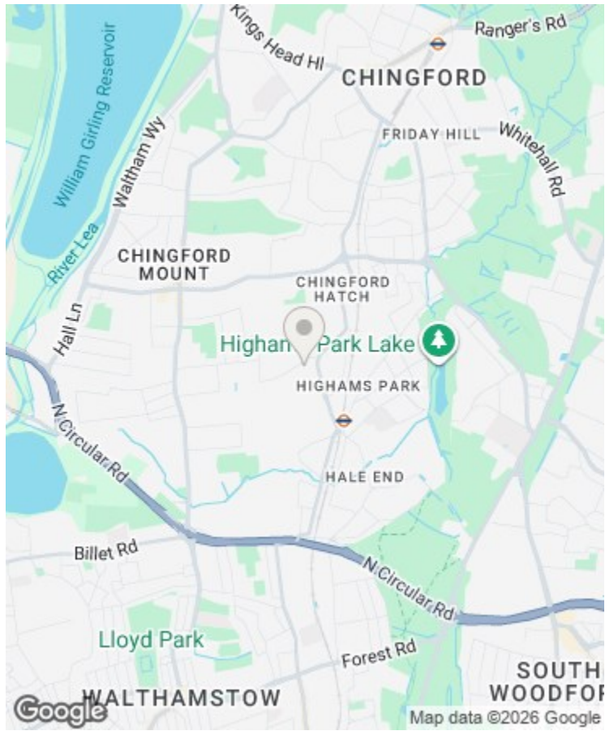
william rose

Directions

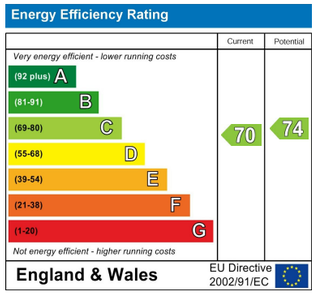


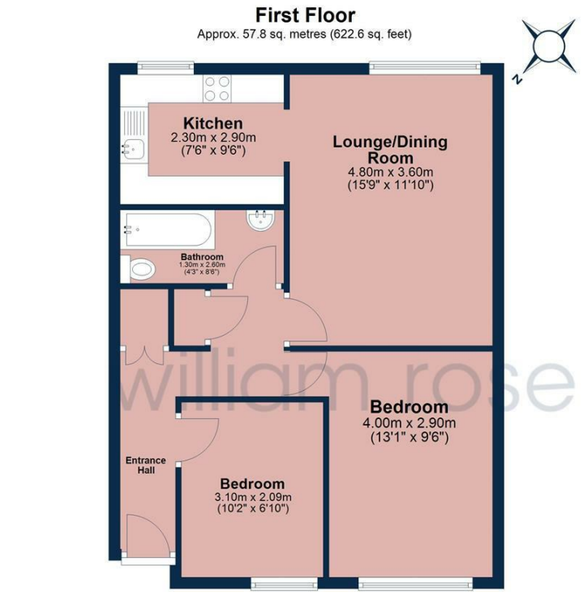
Viewings

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

EPC Rating

C





Total area: approx. 57.8 sq. metres (622.6 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, ommison 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Rolls Court









94 Rolls Court Inks Green, London, E4 9EJ

Offers Over £295,000

- First floor purpose-built apartment
- Separate, well-designed fitted kitchen
- Chain free purchase
- Quiet, well-maintained residential development
- Close to Highams Park Lake, Epping Forest and local amenities
- Two well-proportioned double bedrooms
- Bright interiors with excellent natural light
- Very long lease offering long-term security
- Moments from Highams Park station with direct City links
- Spacious lounge dinner

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

30 The Avenue, Highams Park, E4 9LD
0204 5530707
E4@william-rose.com
https://www.william-rose.com/

94 Rolls Court Inks Green, London E4 9EJ

A bright and spacious two bedroom first floor apartment, offered chain free and with a very long lease, ideally located in the heart of Highams Park. Featuring a generous lounge/diner, separate kitchen and two double bedrooms, the home offers well-balanced living throughout. Positioned within easy walking distance of Highams Park station, local shops, cafés and beautiful green spaces, this is a superb opportunity to secure a well-located home in a sought-after neighbourhood.

2 | 1 | 1 | C | Council Tax Band: C







Set on the first floor of a smart, purpose-built development, this bright and beautifully proportioned two bedroom apartment offers over 620 square feet of well-balanced living space in the heart of ever-popular Highams Park. Offered chain free and with a very long lease, it's an ideal turn-key home with lasting peace of mind.

Step inside and you're welcomed by a generous entrance hall, complete with useful storage and a natural flow into each room. Your principal reception is a wonderfully spacious lounge and dining room, stretching almost five metres in length and filled with natural light — a versatile setting equally suited to relaxed evenings or hosting friends. The separate kitchen sits just adjacent, thoughtfully laid out to maximise both workspace and storage, with everything close to hand yet neatly contained.

Both bedrooms are well-proportioned doubles, with the larger room offering excellent dimensions for wardrobes and additional furnishings, while the second bedroom makes a perfect guest room, home office, or creative studio. The bathroom is centrally positioned and easily accessible, completing the home's practical and comfortable layout.

Outside, the development is neatly maintained, with a welcoming residential feel that reflects the calm character of the surrounding neighbourhood. Highams Park itself is one of northeast London's most cherished village enclaves. Independent cafés, welcoming pubs and local favourites line the high street, while the open greenery of Epping Forest and the tranquil waters of Highams Park Lake are just moments away — perfect for morning walks, weekend picnics or simply unwinding in nature.

For commuters, Highams Park station provides direct Overground services to Liverpool Street Station in around 25 minutes, connecting seamlessly to the City, West End and beyond. You're also within easy reach of Walthamstow Central station, placing the Victoria Line firmly within your orbit for fast access across the capital.

A bright, spacious and superbly located home, offering both immediate comfort and long-term security in one of East London's most desirable neighbourhoods.