

## Directions

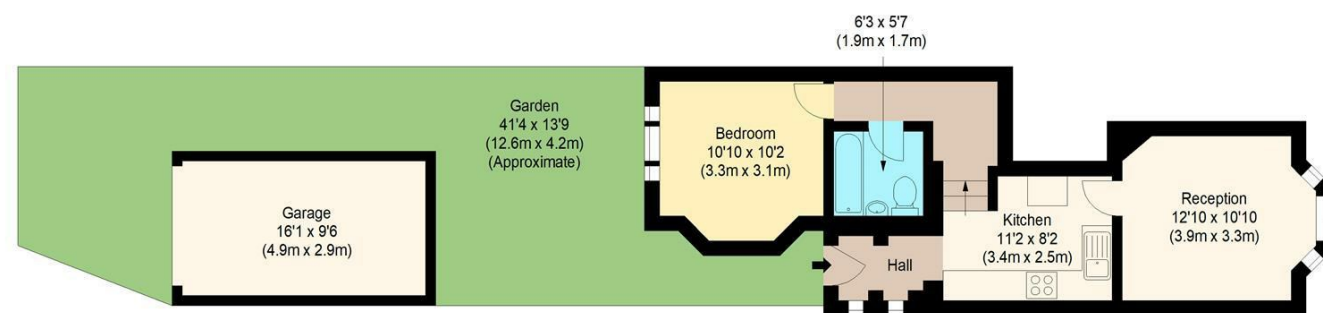
## Viewings

Viewings by arrangement only. Call 02085042440 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		70	77
(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	



Ground Floor

william rose  
Newbury Road, E4

Approximate Gross Internal Floor Area : 40.40 sq m / 435 sq ft  
Garage/ Shed : 14.21 sq m / 153 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 5/12/2025



15 Newbury Road, Highams Park, London, E4 9JH

Guide Price £350,000

- One-bedroom ground floor period conversion
- Private rear garden
- Well-proportioned reception room
- Close to Highams Park station
- Near Epping Forest & Highams Park Lake
- Chain free sale
- Separate garage to the rear
- Quiet residential turning in Highams Park
- Easy access to Walthamstow & the Victoria line
- Ideal first-time buy, downsize or investment opportunity

## 15 Newbury Road, London E4 9JH

Chain free one-bedroom ground floor period conversion located on a quiet residential road in Highams Park, featuring a private rear garden and separate garage. Well proportioned throughout and ideally positioned for Highams Park station, Epping Forest and local amenities, making it an excellent opportunity for first-time buyers, downsizers or investors.

Set on a sought-after residential turning in Highams Park, this charming one-bedroom ground floor period conversion offers a rare combination of character, privacy and outdoor space, further enhanced by the significant benefit of a private garden and garage. The property is also offered chain free, making it an ideal opportunity for first-time buyers, downsizers or investors alike.

The accommodation is well laid out and filled with natural light, comprising a welcoming reception room with period proportions, a fitted kitchen, a comfortable double bedroom and a bathroom. The layout flows naturally from room to room, while direct access leads out to a generous private rear garden, providing an excellent space for outdoor dining, gardening or simply relaxing. To the rear of the garden sits a separate garage, a particularly valuable feature for the area, suitable for secure parking, storage or potential workspace use (subject to usual consents).

Newbury Road is a quiet, tree-lined street positioned perfectly for enjoying everything Highams Park has to offer. The area is well known for its strong sense of community, attractive Victorian and Edwardian architecture, and access to green open spaces, including the popular Highams Park Lake and Epping Forest, ideal for walking, running and cycling.

Highams Park station is within easy reach, providing London Overground services with direct connections into Walthamstow and onward access to the Victoria line, as well as regular routes into Liverpool Street, making commuting into the City and Central London both convenient and efficient. A range of local shops, cafés and amenities can be found along Highams Park High Street, with further options nearby in Walthamstow.

With its period charm, private garden, garage and excellent transport links, this well-located home represents a rare and appealing opportunity in one of East London's most popular neighbourhoods.



Council Tax Band: B

