

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	76
EU Directive 2002/91/EC		



Living/Kitchen/Diner
3.72m x 5.20m
(12'2" x 17'1")

Bedroom
3.32m (10'11")
x 3.07m (10'1") max

Bathroom
2.14m x 1.01m
(7' x 3'4")

WC

Total area: approx. 39.7m² 427 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.

Handsworth Avenue



Flat 3 61 Handsworth Avenue, Highams Park, London, E4 9PF

Offers In Excess Of £250,000

- One-bedroom Victorian villa conversion apartment
- Bright, well-proportioned accommodation
- Comfortable double bedroom
- Large communal garden
- Short walk to station
- First-floor
- Open-plan living/kitchen/dining room
- Separate bathroom and WC
- Long lease
- Popular location

Flat 3 61 Handsworth Avenue, London E4 9PF

A bright one-bedroom Victorian conversion in Highams Park, featuring open-plan living, a communal garden, loft storage, parking and no ground rent. Pet-friendly and well connected, with Liverpool Street around 22 minutes away.

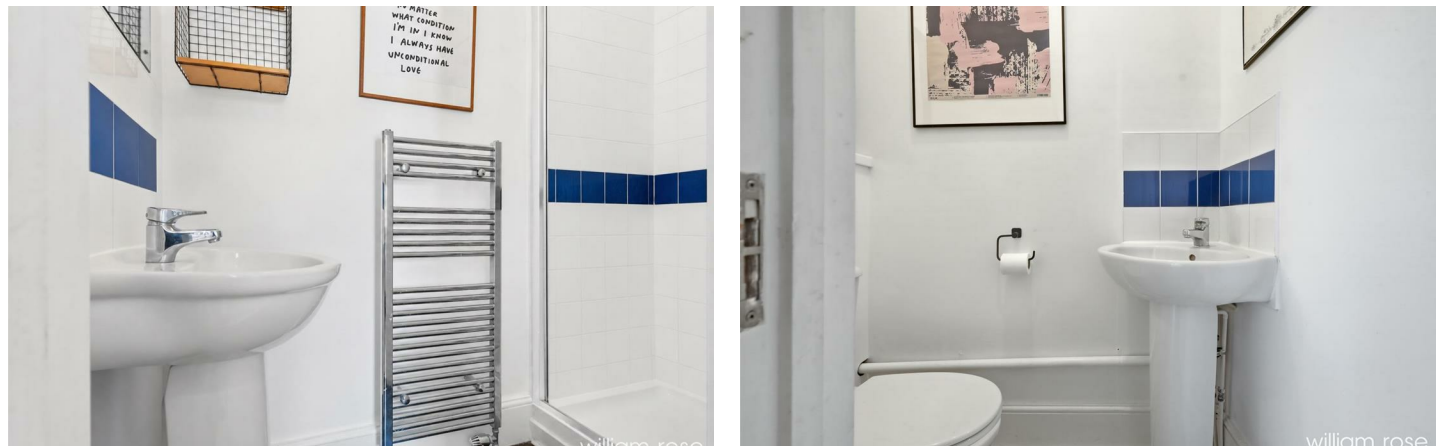
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Council Tax Band: B



This bright and well-proportioned one-bedroom apartment in a double-fronted Victorian villa conversion on Handsworth Avenue combines period character with modern convenience. Positioned on the first floor The accommodation is arranged around a generous living, kitchen and dining space, creating a sociable open-plan room with good natural light and clearly defined areas for relaxing, cooking and dining.

The bedroom is a comfortable double, while the apartment also benefits from a separate bathroom and additional WC—a useful feature rarely found in homes of this size. A new boiler and shower unit have both been installed within the last three years, providing added reassurance for the incoming owner.

Further appeal comes from access to a large communal garden, providing welcome outdoor space, together with the convenience of non-permitted on street parking The apartment also benefits from sole use of its loft access, offering valuable additional storage, and there is no ground rent payable. The property is also pet-friendly, making it an attractive option for buyers with a cat or dog.

The recently approved School Street scheme is expected to reduce through-traffic and noise in the immediate area during designated hours, helping to create a quieter and more pleasant residential environment.

Handsworth Avenue is well placed for the amenities of Highams Park, with a growing mix of independent cafés, restaurants and local shops around The Broadway and Hale End Road. Local favourites include Biba & Wren, Karya Bistro and Humphry’s Café, while the area is also known for its friendly community feel and excellent access to green spaces. The Highams Park, its lake and nearby Epping Forest offer plenty of opportunities for walking, running and relaxed weekend downtime.

For commuters, Highams Park station is served by London Overground Weaver line services, with direct trains to London Liverpool Street taking around 21–22 minutes. Walthamstow Central can be reached in approximately five minutes, providing

convenient connections to the Victoria line. Combining generous proportions, natural light, outdoor space, parking, useful storage and no ground rent, this charming conversion apartment would make an excellent first home, London base or investment in an increasingly popular part of E4.”