

## Directions

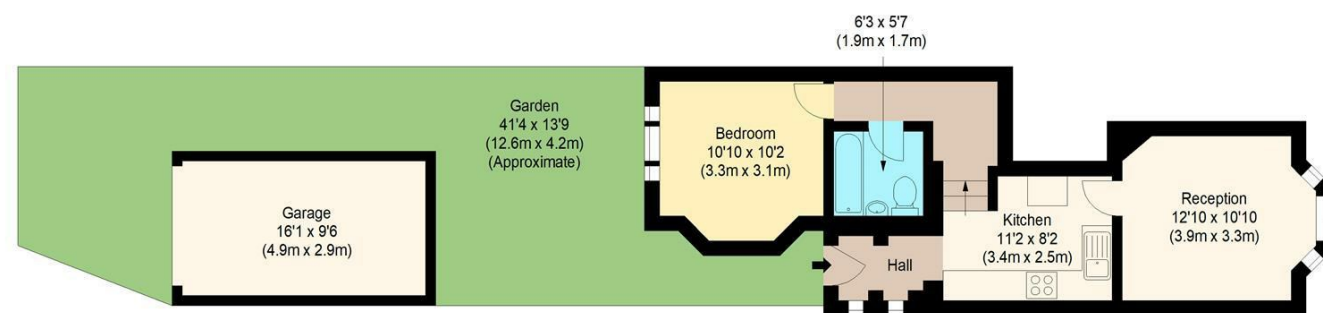
## Viewings

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

£1,500 Per Month

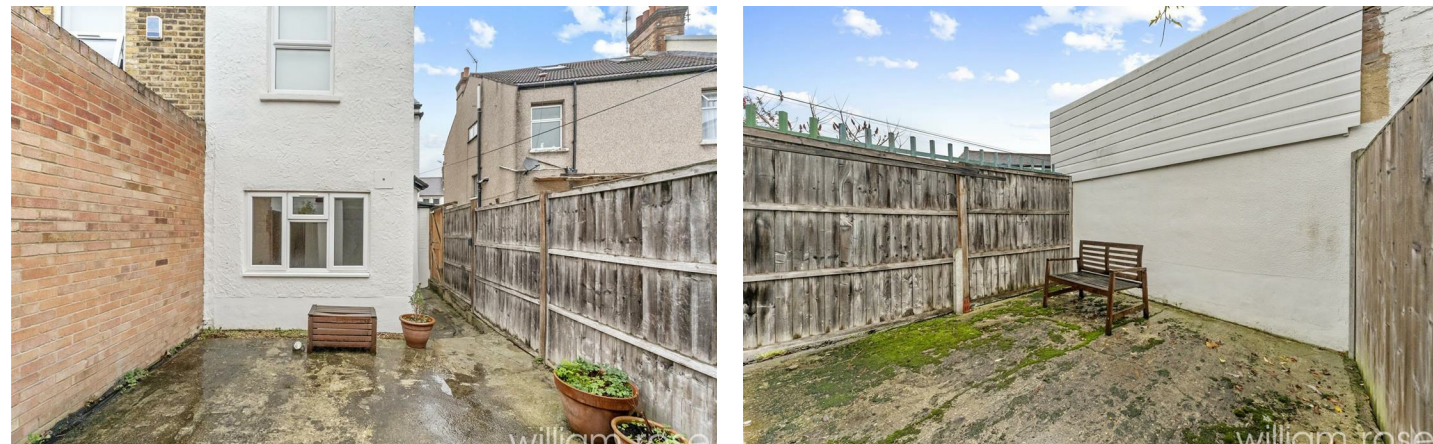
- One-bedroom period conversion
- Private rear garden
- Well-proportioned reception room
- Close to Highams Park station
- Near Epping Forest & Highams Park Lake
- Ground floor
- Separate garage to the rear
- Quiet residential turning
- Easy access to Walthamstow & the Victoria line
- Available now

# 15 Newbury Road, London E4 9JH

One bedroom 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.



Council Tax Band: B



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 and storage.

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.

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.