



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Waltham Forest | Council Tax Band: D | Floor Area: 689.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

**CHURCHILL**  
estates



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estates

Furrow House, Hickman Avenue, Highams Park, E4 9FU  
Offers Over £425,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8524 0000** Email: **southchingford@wearechurchills.co.uk**





Nestled on the desirable Hickman Avenue in Highams Park, this charming two-bedroom apartment offers a perfect blend of comfort and convenience. Spanning an impressive 689 square feet, the property features a welcoming open plan reception room/kitchen that provides an ideal space for relaxation or entertaining guests and the balcony provides a relaxing space after a hard days work.

The apartment comprises two well-proportioned bedrooms, perfect for a small family or professionals seeking a peaceful retreat. The modern bathroom is designed with functionality in mind, ensuring a pleasant experience for all residents.

One of the standout features of this property is its proximity to Highams Park Station, making commuting to London and beyond a breeze. Additionally, the area is renowned for its highly regarded local schools, making it an excellent choice for families.

The apartment is offered chain free, allowing for a smooth and straightforward purchase process. For added security and peace of mind, a video entryphone system is installed, ensuring that you can welcome guests with confidence.

This delightful apartment on Hickman Avenue is a fantastic opportunity for those looking to settle in a vibrant community with excellent transport links and local amenities. Don't miss your chance to make this lovely property your new home.

