

Hickman Avenue, Highams Park, E4 9FU

£475,000

Coultons

PROPERTY SUMMARY

Situated in the highly sought-after area of Highams Park, this spacious self-contained maisonette is arranged over the ground and first floors, offering well-presented and versatile accommodation throughout. The property boasts two generous double bedrooms, each benefiting from its own private en-suite bathroom, making it ideal for professionals, sharers, or those seeking flexible living arrangements. Further accommodation includes a contemporary fitted kitchen, a spacious reception room, a ground-floor guest WC, and the added benefits of double glazing, gas central heating, a private entrance, and a secluded paved rear garden.

We have been advised that the property is held on a long lease with approximately 241 years remaining, together with an annual ground rent of £424 and an annual service charge of £743.

Hickman Avenue is ideally positioned in the heart of the vibrant and increasingly popular Highams Park community, renowned for its excellent selection of independent cafés, restaurants, bars, and local shops. Highams Park Overground Station (Weaver Line, Zone 4) is within easy reach, providing direct services to Liverpool Street, while Walthamstow Central offers convenient interchange with the Victoria Line for easy access across London.

The property also enjoys a unique balance of city convenience and natural surroundings, with the expansive open spaces, walking trails, and wildlife of the ancient Epping Forest nearby, offering a wealth of opportunities for outdoor recreation.

In our opinion, this property would make an excellent home or investment purchase, and early viewing is highly recommended.

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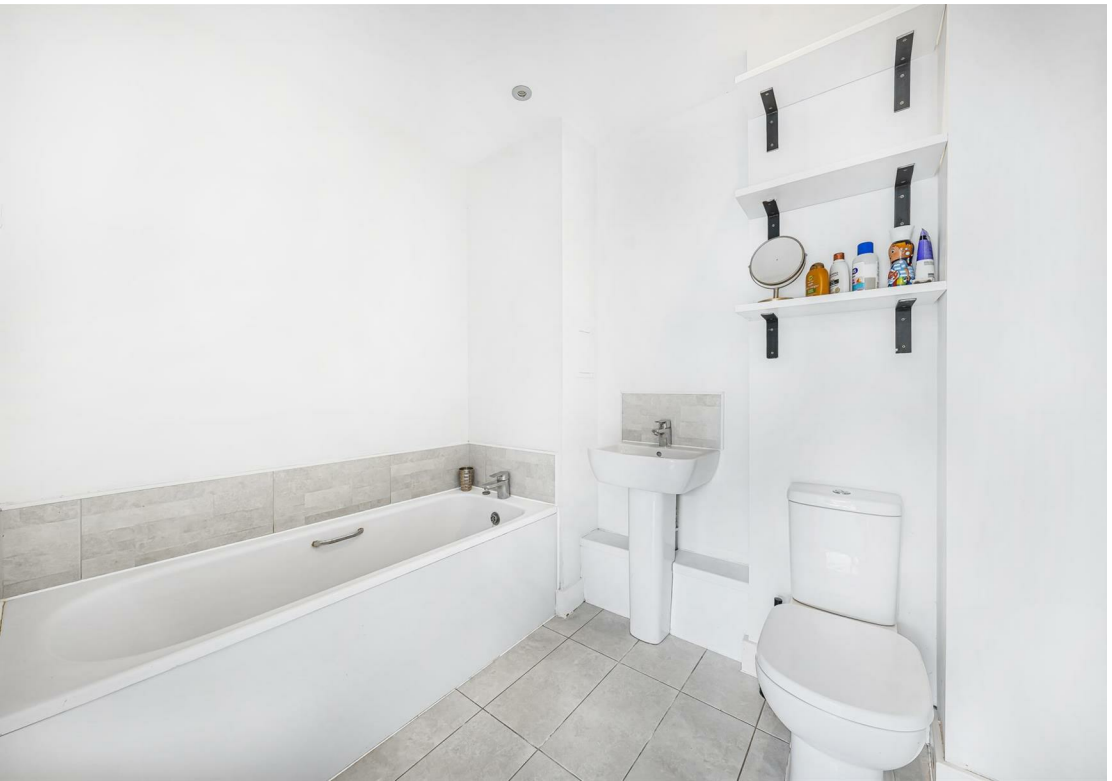










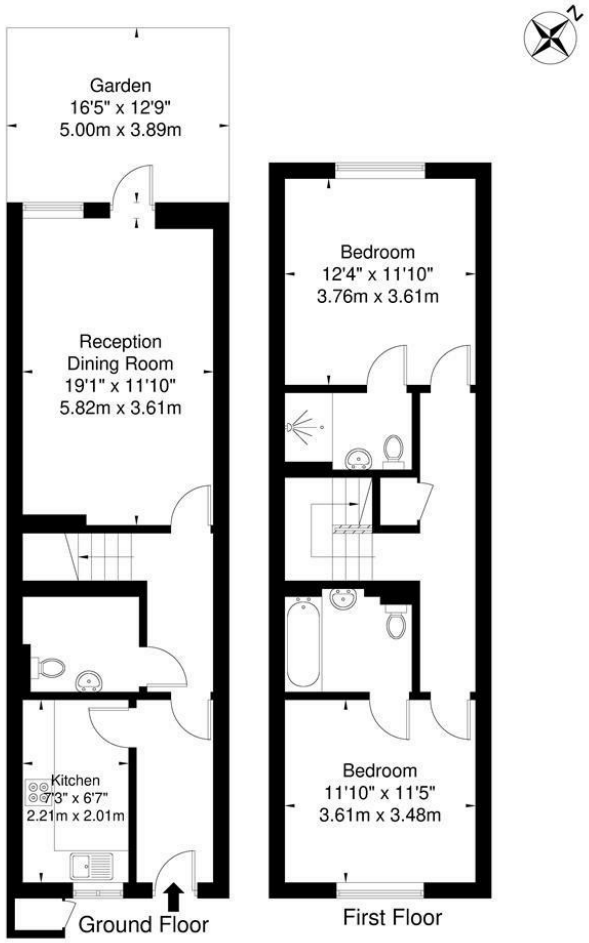






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Approximate Gross Internal Area = 93.8 sq m / 1009 sq ft



For Illustration Purposes Only - Not To Scale

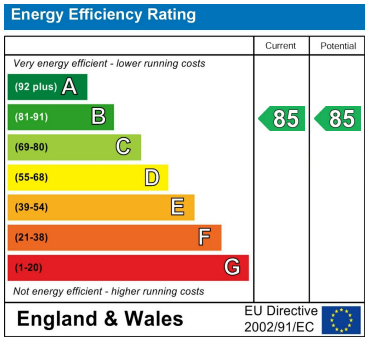
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let

LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Coultons

OFFICE ADDRESS
26 Station Road
North Chingford
London
E4 7BE

020 8090 0860
sales@coultons.co.uk
www.coultons.co.uk

OFFICE ADDRESS
425a Lordship Lane
Wood Green
London
N22 5DH

020 3869 8989
sales@coultons.co.uk
www.coultons.co.uk