



## Flat 4, Elm Court, 119 Higham Station Avenue - E4 9UZ

£240,000 Leasehold

Bright open-plan reception/kitchen • Newly fitted modern shower room • Ample built-in storage • 10-minute walk to Highams Park Station (Zone 4) — direct trains to Liverpool Street in ~23 mins • Close to bus routes linking to Walthamstow (Victoria Line) & Stratford • Near Epping Forest and Chingford Mount's shops, cafés & amenities • Excellent road links — quick access to A406 & M11 • Family-friendly location with good local schools and green spaces nearby



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

Stylish 1-bed apartment in sought-after E4 location. Modern shower room, open-plan kitchen/living area, ample storage. Ideal for first-time buyers or investors. Prime transport links. Close to amenities & green spaces. Ideal for families. Book a viewing now!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

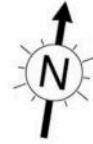
EPC Environmental Impact Rating: A



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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
37.6 sq m / 404 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.6 sq m / 6 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

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