

HUNTERS®

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HERE TO GET *you* THERE

 4  3  1  B

Larkshall Road, London, E4

Asking Price £700,000



Introducing this stunning chain free new build 4 bedroom end of terrace home, designed for modern family living and finished to an exceptional standard throughout. Set in a desirable and well-connected location, this spacious property boasts a thoughtfully designed layout spread over three floors. With an abundance of natural light and contemporary features, it offers a perfect blend of style, comfort, and practicality.

On the ground floor, you'll find a bright and airy open plan kitchen/dining area featuring integrated appliances and sleek cabinetry, perfect for both everyday living and entertaining guests.

The stylish herringbone flooring adds a touch of elegance, seamlessly flowing into the living room and hallway. A convenient downstairs toilet caters to family needs, while doors open out to a garden with a mix of paved patio and grassed area, ideal for outdoor dining and relaxation.

Upstairs, the home offers four well proportioned bedrooms, including a generous primary bedroom with a private en suite. A contemporary main bathroom serves the remaining bedrooms, all finished to a high standard.

A standout feature of this home is the private roof terrace, offering a tranquil outdoor space with elevated views, perfect for unwinding or entertaining. With modern insulation, efficient heating, and premium finishes throughout, this home is ready to move into and enjoy from day one.

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570
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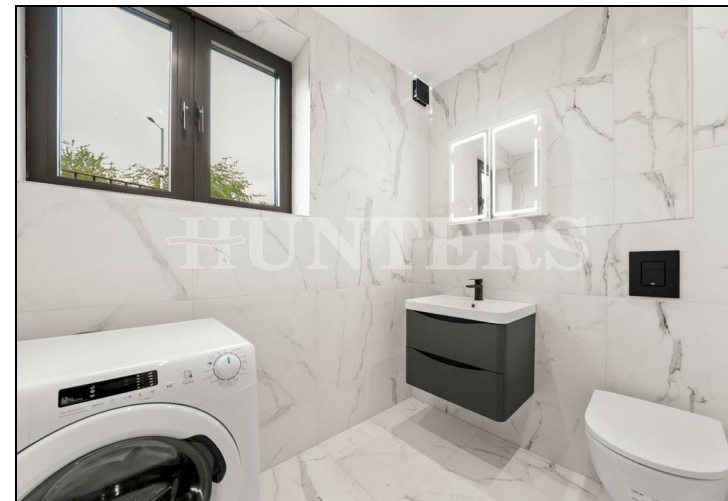
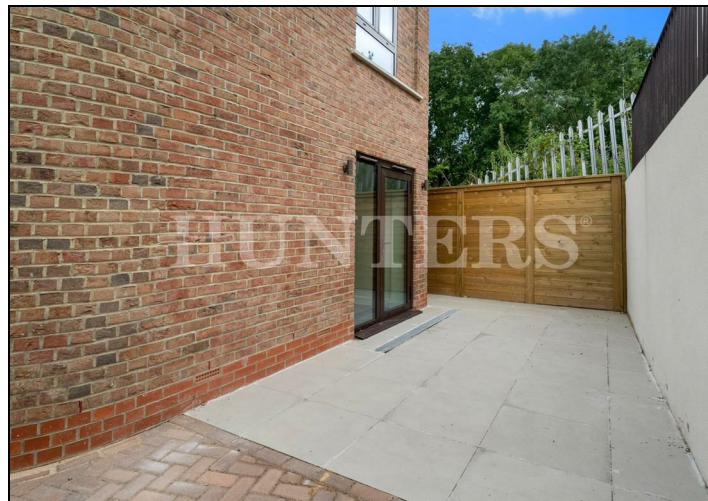


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KEY FEATURES

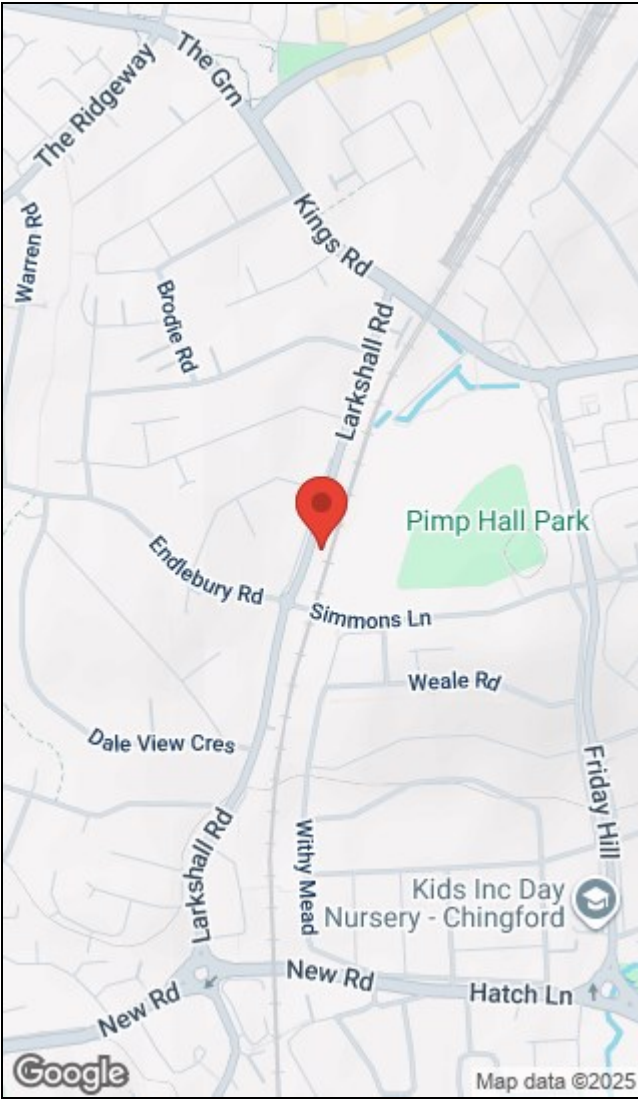
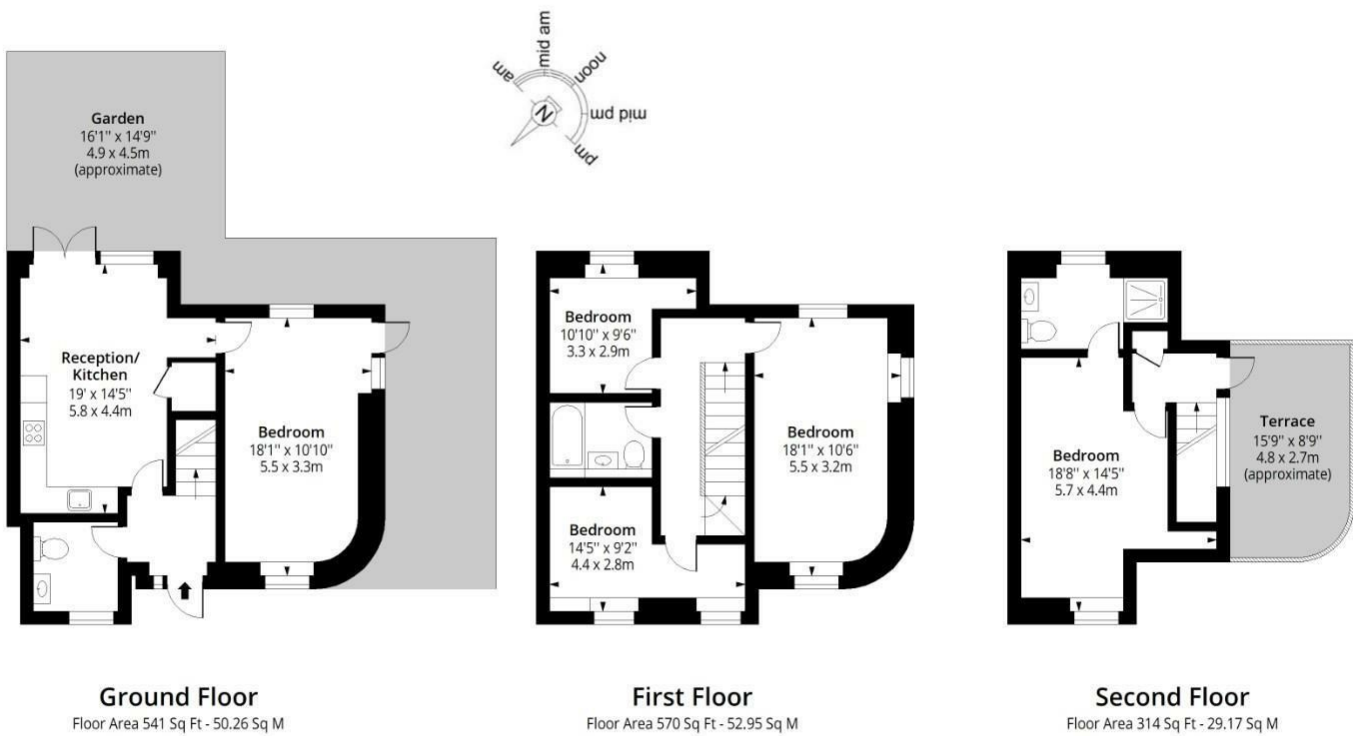
- Herringbone Flooring Throughout Ground Floor
- Modern Open Plan Kitchen/Dining Area
- Close To Bus/Train Transport Links
 - Four Good Sized Bedrooms
 - Bright and Airy Internals
 - Private Roof Terrace
 - Council Tax - E
 - EPC - B





Larkshall Road, E4

Approximate Gross Internal Area = 1425 Sq Ft - 132.38 Sq M



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
85		90			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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