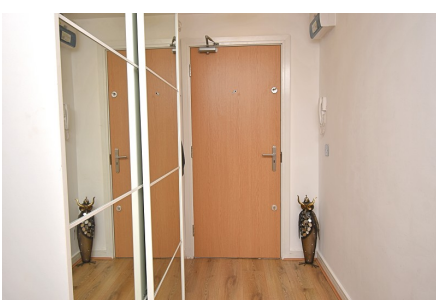


McRae's

Capital House 454 Larkshall Road Highams Park London. E4 9HH

A Fabulous 2 BEDROOM, 2 BATHROOM Modern Apartment...
Moments from Highams Park Station & Benefiting From SECURE
OFF STREET PARKING!



Offers In Excess Of £300,000 Leasehold

This superb modern development is the setting for this spacious 2 double bedroom apartment within walking distance of wide range of facilities within the very heart of Highams Park Village Centre. Close by also is a mainline railway station serving London Liverpool St. (approx. 20mins journey time).

The accommodation is well laid out and includes a reception hall, a lovely big open plan lounge dining kitchen space with modern fittings and a delightful west facing Juliet balcony, plus two double bedrooms one of which has it's own en-suite and a family bathroom. The property is quite literally around the corner from Highams Park Station and there is allocated parking to the rear, within a secure gated car park.

Entrance

Set back from Larkshall Road with secure entry phone system.

Communal Entrance

Communal Entrance Hall in tile finish with stairs & lift rising to First Floor Accommodation.

Reception Hall (10' 06" x 8' 03") or (3.20m x 2.51m)

T Shaped Hall providing access to each room leading off including tidy integrated cloakroom storage.

Open Plan Lounge Kitchen

Kitchen Area (10' 06" x 6' 10") or (3.20m x 2.08m)

A modern arrangement of fitted wall and base units in a matching design on 2 sides incorporating a single bowl sink unit with mixer tap and drainer built in electric oven with four ring gas burner hob and extractor above and integrated white goods including fridge freezer and washing machine.

Lounge Area (14' 04" x 10' 04") or (4.37m x 3.15m)

Fresh & bright living dining space comprises of a large double glazed replacement window to front elevation with Juliet balcony overlooking Larkshall Road with west facing views. Wood style flooring runs throughout and a modern boiler unit is carefully concealed within a convenient utility cupboard.

Bedroom 1 (15' 09" x 8' 05") or (4.80m x 2.57m)

Of an excellent size with a double glazed replacement window to the front elevation and an arrangement of fitted mirrored wardrobe units to one side. Here there is access to:

En Suite (5' 05" x 5' 07") or (1.65m x 1.70m)

Fully tiled walls and flooring enclosed corner shower cubicle with wall mounted shower attachment pedestal wash hand basin and low flush WC. Heated towel rail to one side.

Bedroom 2 (12' 04" x 7' 03") or (3.76m x 2.21m)

Double glazed replacement window to the front elevation.

Bathroom (4' 05" Min x 8' 01") or (1.35m Min x 2.46m)

A contemporary suite comprising enclosed bathtub with mixer tap and wall mounted shower attachment pedestal wash hand basin with mixer tap close coupled WC heated towel rail and fully tiled walls and flooring.

Outside

Secure & gated Residential parking to rear.

Tenure:

Leasehold

Local Authority & Council Tax Band

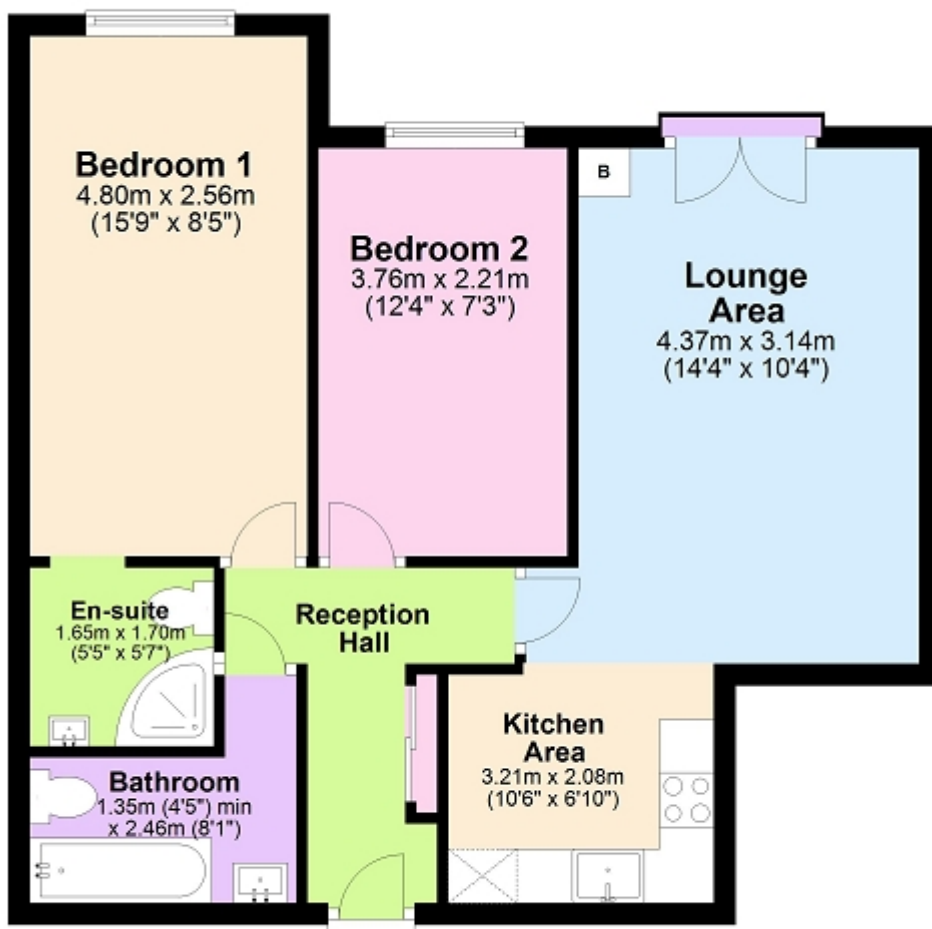
London Borough of Waltham Forest
Band C





First Floor

Approx. 53.4 sq. metres (574.4 sq. feet)



Total area: approx. 53.4 sq. metres (574.4 sq. feet)

This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

