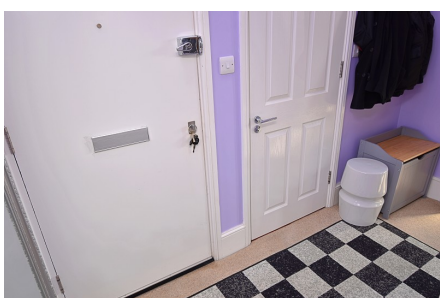


# McRae's

**Handsworth Avenue, Highams Park, London. E4 9PF**

**Set within this most attractive former Victorian residence, a WELL PLANNED AND PRESENTED 1 BEDROOM FIRST FLOOR CONVERSION APARTMENT located in one of the best settings in Highams Park!**



**Guide Price £249,995 Leasehold**

**Fronting Handsworth Avenue, a tree-lined roadway close to the centre of the Village, this distinctive brick former Victorian property has been thoughtfully converted and now we are delighted to offer within, a superb 1 bedroom apartment representing an ideal First Purchase or possibly Buy To Let Opportunity!**

**The flat is only a short walk of a variety of shopping facilities, including a Tesco store and mainline station serving London Liverpool St., Walthamstow Central and the Victoria line. Within close distance are some superb forest walks across Highams Parks open parkland and former boating lake.**

**The property features an entrance hall, neatly fitted modern kitchen, open plan to a bay fronted lounge with an attractive aspect to the front. There is a double bedroom with ensuite shower room, and off the entrance hall is a cloakroom wc. Communal gardens surround the complex and we understand the flat has a designated parking space.**

### **EPC Rating - D**

#### **Entrance**

Set back from Handsworth Avenue, the property is approached along a pathway and slope up to the covered exterior porch. There is a hardstanding to one side and well kept lawned area adjacent.

#### **Reception Hall (9' 04" x 4' 04") or (2.84m x 1.32m)**

Access to each room off, radiator to one side, hatch to loft space which we understand is partially boarded.

#### **Lounge Kitchen Dining Room(15' 0" Max x 16' 05" Max) or (4.57m Max x 5.00m Max)**

A lovely bright open plan living dining area with high ceilings and excellent views along tree-lined Handsworth Avenue and beyond.

#### **Lounge Dining Area**

Large double glazed replacement windows to the front elevation with views along Handsworth Avenue, radiators, power points.

#### **Kitchen Area**

Neatly arranged and fitted units incorporating worktop surface on 3 sides with drawer and cupboard space beneath, 4 ring gas hob, single drainer sink unit with mixer tap, plumbing/provision for automatic washing machine, space for fridge freezer, power points, wall mounted gas boiler serving central heating and domestic hot water supply, tiled splashbacks, wall mounted cupboard for additional storage.

#### **Bedroom 1 (10' 03" Max x 10' 04") or (3.12m Max x 3.15m)**

Double glazed replacement window to front elevation, radiator to one side, power points.

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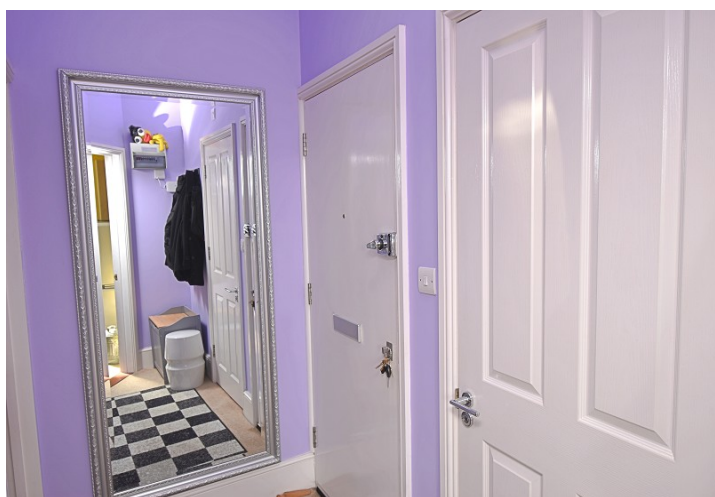


**En-suite shower room (3' 01" x 6' 11") or (0.94m x 2.11m)**

Suite comprises single fully tiled shower cubicle with electric shower and folding door, pedestal and wash hand basin with chrome mixer tap, upright ladder style radiator towel rail.

**Cloakroom (4' 08" x 3' 0") or (1.42m x 0.91m)**

Close coupled W.C., corner wash hand basin with chrome mixer tap, wall mounted storage cupboard & tiled splashback.



**Outside**

Well maintained communal garden to the rear. Designated parking space.

**Council Tax Band: B**

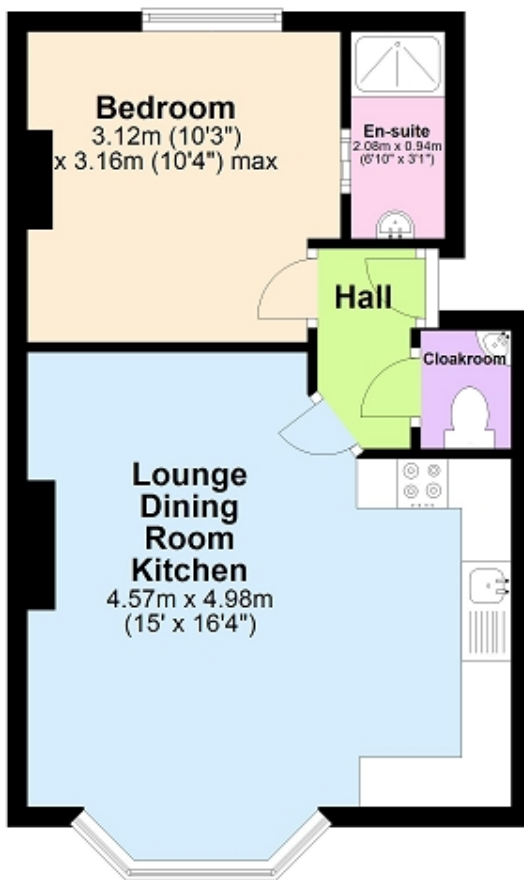
**EPC Rating: D**

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### First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 36.3 sq. metres (390.4 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		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.

