

McRae's

Castle Avenue, Highams Park, E4 9PY

“2 Bedroom 2nd Floor Apartment...
With A Garage Plus Stunning Views...”



Guide Price £345,000 Share of Freehold

Set back on one of Highams Park's premier tree lined Avenues, this bright and spacious second floor apartment features an entrance hall, a good sized lounge, two generously proportioned bedrooms, plus a fitted kitchen, as well as a contemporary bathroom. Added benefits include a garage en bloc, communal gardens to the front and rear, double glazing, gas central heating, plus a super balcony offering some fantastic skyline views overlooking the local neighbourhood! This chain free property is offered with a share of freehold making it an absolutely ideal first time purchase or rental investment. Conveniently placed for commuters who need transport links, this property is a just a few minutes drive from the A406 and M11, and a short walk to the mainline train station serving London Liverpool Street. There's also plenty of village shops, cafes and restaurants to enjoy and if you fancy a bit of fresh air and tranquillity, there's no better place to be than the beautiful local park and Lake!

Entrance

Access is to the side of the block with steps leading up to a wall mounted security entry phone and door release opening to the communal reception hall, together with stairs rising to each floor.

Hallway (16' 01" x 7' 09") or (4.90m x 2.36m)

Entrance door opens to: coved cornice ceiling, base cupboards are to the side, a wall mounted intercom/entry phone, a useful storage cupboard housing gas meter and water tank. Doors to the kitchen, both bedrooms and bathroom off.

Storage Cupboard (4' 08" x 3' 06") or (1.42m x 1.07m)

Kitchen (6' 08" x 9' 06") or (2.03m x 2.90m)

Door to a nicely fitted arrangement of fitted wall and base units including a glazed display cabinet, part tiled walls, linoleum flooring, coved cornice ceiling, return worktop surface, single sink unit with mixer tap and drainer with drawers beneath, plumbing provision and space for a washing machine and fridge freezer, integrated 4 ring gas hob with electric oven beneath, overhead heat extractor, wall mounted boiler, an air vent and a double glazed casement window to side elevation.

Lounge (19' 09" x 11' 03") or (6.02m x 3.43m)

There's plenty of room to arrange your furniture in this bright and versatile living space! A multi pane door leads into the lounge comprising coved cornice ceiling, double glazed windows and a door leading out to the balcony.

Bedroom 1 (13' 04" x 12' 07") or (4.06m x 3.84m)

Bedroom one includes a door to: coved cornice ceiling, double glazed windows to the front elevation, providing a glorious overview of the surrounding district.

Bedroom 2 (9' 04" x 9' 06") or (2.84m x 2.90m)

This generous sized second bedroom features double glazed casement windows to the side elevation.

Bathroom (5' 06" x 9' 06") or (1.68m x 2.90m)

Tiled walls and flooring, coved cornice ceiling, an integrated wash hand basin with mixer tap, with vanity storage drawers and cabinet beneath. Low flush WC, wall mounted chrome style towel rail, panel enclosed bath with twin taps, wall mounted shower with an overhead shower attachment and a frosted double glazed casement window to side elevation.



Balcony (4' 04" x 10' 08") or (1.32m x 3.25m)

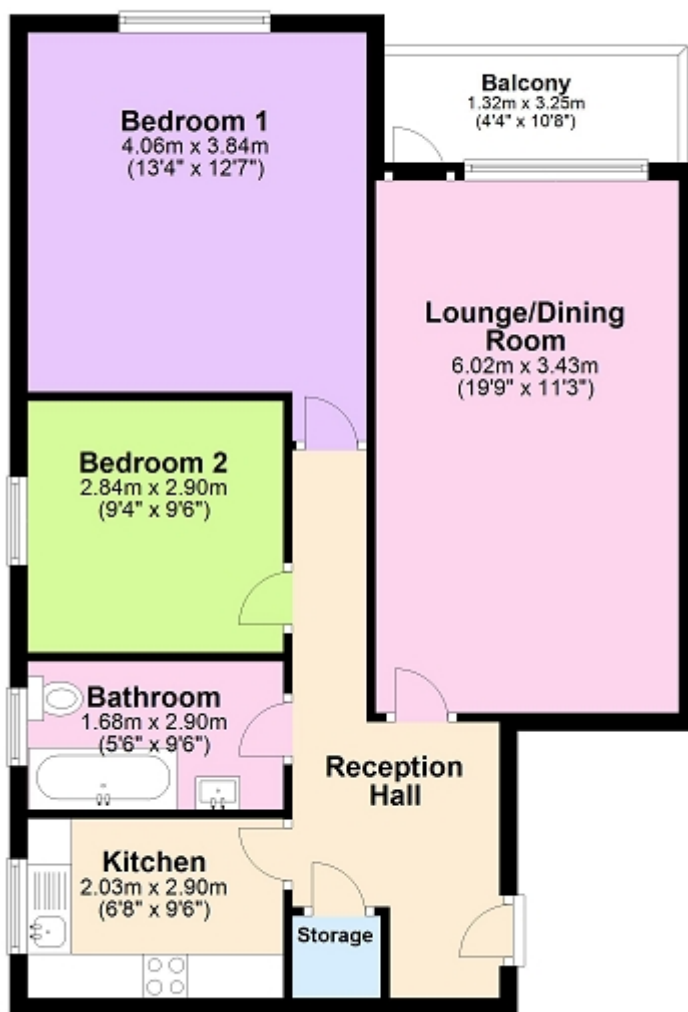
Super retained balcony terrace overlooking the local area's beautiful skyline.

Outside

Well maintained communal gardens to front and rear with space allowed for bin storage to the side together with a handy garage en bloc.



Second Floor



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

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+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C		76	(69-80) C	78	
(55-68) D	65		(55-68) D	63	
(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		
England, Scotland & Wales EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.