

# McRae's

**Merriam Close, Larkshall Road, Highams Park, E4 9JQ**

**An Immaculate 2nd Floor Studio Apartment  
Close to the Centre of Highams Park Village  
Forming Part of This High Specification Complex**



**Guide Price £295,000 Leasehold**

**An Outstanding First Time Purchase Opportunity...  
Beautifully Presented And Ready To Move Into...**

**This immaculate and fabulously decorated studio apartment is set on the second floor, forming part of one of Highams Parks most sought after local developments! This smart, purpose built complex enjoys beautifully kept landscaped gardens, and comprises a nice wide entrance hall, a well designed kitchen living dining space, bright and spacious sleeping area with a superb contemporary En Suite shower room/W.C. off, a private balcony with outstanding views of the local forest and skyline beyond!**

**This luxury apartment also includes an audio and video security entry phone system, lifts as well as stairs to access each floor, plus a really useful ground floor bicycle storage facility. Its perfectly situated for long walks through Larks Wood, local forest land, as well as for Highams Parks local choice of shops, schools, and transport links... Together with of course, the main line train station, serving London Liverpool Street.**

**Communal Entrance**

Its a pleasure to walk through this beautifully presented complex, with an attractive mix of trees, hedges, well kept lawns and pathways that lead up to the entrance with a wall mounted audio & video security entry phone. There is also a ground floor bicycle storage facility, a part glazed door to stairwell and a lift allowing access to each floor.

**Hallway**

The front door opens into a lovely wide hallway with Amtico sun bleached flooring, downlighters, a wall mounted audio and video security entryphone, access to each area off.

**Storage Cupboard**

This useful, full height storage cupboard houses the gas meter, electric fuse box, heat interface unit (which connects to a central boiler), plumbing provision for a washing machine plus extra storage space.

**Kitchen/Living/Dining Space (20' 11" x 8' 05") or (6.38m x 2.57m)**

**Kitchen Area**

To the left hand side, this modern fitted kitchen area includes Amtico sun bleached flooring, down lighters, a large selection of high gloss white wall and base units, together with black worktops and drawer space. Additionally, there is a stainless steel 1 1/2 bowl inset sink with drainer and chrome mixer tap, a fully integrated four ring electric hob with overhead extractor, a Zanussi electric oven beneath, plus a super built in fridge/freezer.

**Living Dining Area**

The living/dining area comprises: Amtico sun bleached flooring, down lighters, a double radiator, a wall mounted central heating thermostat, a double glazed full height window and door that opens out on to the private balcony

**Balcony:**

Overlooking Inks Green and the local forest land beyond, this superbly decked balcony is just perfect for some fresh air, sunshine and relaxation!

**Bedroom Area(16' 04" x 9' 0") or (4.98m x 2.74m)**

This well designed bedroom area benefits from a double radiator, down lighters, a double glazed window to the front elevation, and access to the beautiful En Suite, Shower Room/W.C.

**En Suite Shower Room/W.C.(7' 01" x 5' 01") or (2.16m x 1.55m)**

With tiled flooring, a fabulous full height tiled shower enclosure with a slide screen, wall mounted shower, pedestal wash hand basin with mixer tap and tiling above, low flush W.C., low level storage shelf, wall mounted chrome heated towel rail and ceiling down lighters.

**Outside**

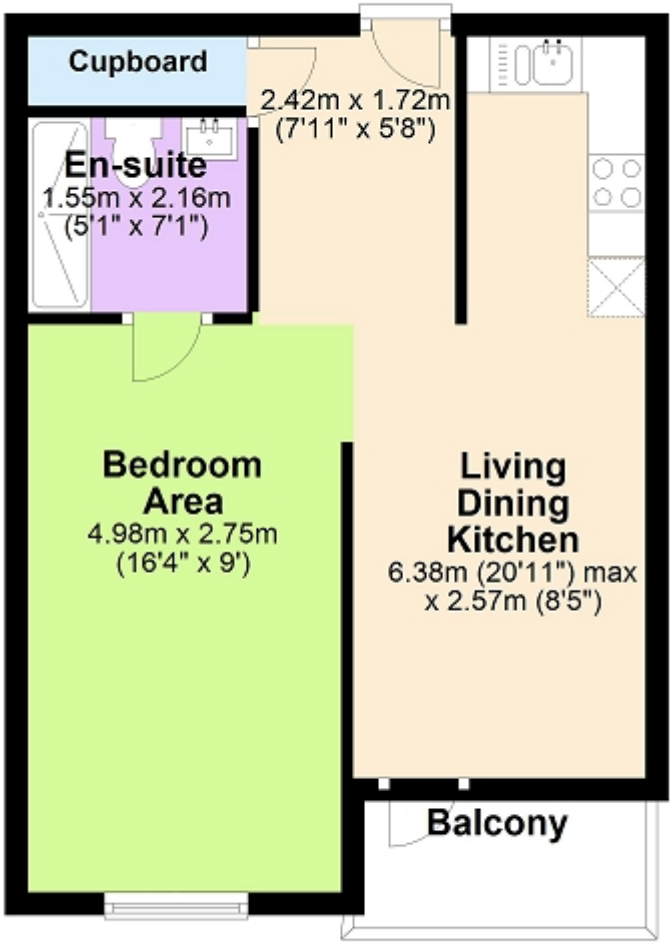
Well kept communal gardens

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Second Floor



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+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 take 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.

