

McRae's

Higham Station Avenue, Chingford, E4 9XG

A Tidy 2 Bedroom Ground Floor Apartment
Walk of Both Chingford Mount & Highams Park Centres



£1,400 Monthly

This ground floor apartment offers plenty of living space with spacious lounge dining room, fitted kitchen with some appliances, 2 good size bedrooms and bathroom. Together with well kept communal gardens to the rear.

Ideally located, just a short walk of Chingford Mount Road and also Highams Park facilities including mainline station serving Liverpool St, London, together with Walthamstow Central and the Victoria Line! The property is available immediately subject to satisfactory references and is offered unfurnished!

Entrance

Set back from Higham Station Avenue is the communal entrance with security entryphone system. Opens to a communal area and the entrance to the flat is on the right.

Reception Hall (10' 03" Max x 12' 02" Max) or (3.12m Max x 3.71m Max)

Of good size, with access to each room off. Useful storage/cloaks cupboard. Cupboard housing water tank with shelving.

Lounge Dining Room (20' 06" Max x 10' 09" Max x 8' 7" Min) or (6.25m Max x 3.28m Max x 2.62m Min)

Spacious living dining room with double glazed replacement window overlooking communal gardens to the rear.

Kitchen (8' 09" x 8' 06") or (2.67m x 2.59m)

Range of wall and base units offering plenty of storage, electric hob and oven beneath, washing machine, upright fridge freezer. Double glazed replacement window to the rear elevation overlooking gardens.

Bedroom 1 (10' 11" x 11' 04") or (3.33m x 3.45m)

Double glazed replacement window to front elevation with an outlook along Higham Station Avenue, built in wardrobe with both hanging and shelving space.

Bedroom 2 (8' 03" Max x 8' 02") or (2.51m Max x 2.49m)

Double glazed window to the front elevation with heater beneath.

Bathroom (6' 05" x 5' 08" Max x 4' 9" Min) or (1.96m x 1.73m Max x 1.45m Min)

Suite comprises a panel enclosed bath, wall mounted electric Mira shower, shower screen, close coupled wc, pedestal and wash hand basin, wall mounted cabinet and shelving above, upright ladder style radiator towel rail.

Outside

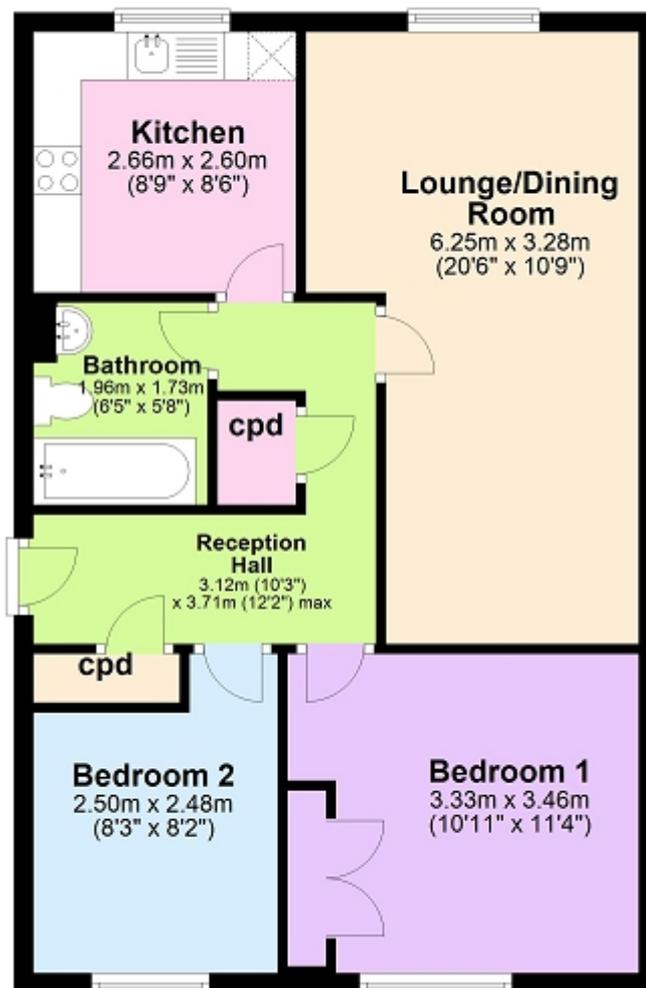
Rear Gardens

Accessed from the communal area to the rear of the block, well kept gardens with hedges, mature trees, shrub borders and an expanse of lawns.





Ground 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+) A		
(81-91) B		
(69-80) C	76	78
(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.

