

# McRae's

**Capital House, 454 Larkshall Road, Highams Park, E4 9HH**

**A First Floor 1 Bedroom Apartment  
In The Very Centre of Highams Park  
Available Immediately Unfurnished**



**£1,300 Monthly**



**This spacious 1 bedroom apartment, situated on the first floor, comprises an open plan lounge and fitted kitchen, good size double bedroom and contemporary fitted bathroom.**

**The property is ideally placed for all local amenities with a Tesco store, plenty of eateries and of course Highams Park Mainline Station to London Liverpool St., via Walthamstow Central with its link to the Victoria Line.**

**The flat is available immediately subject to satisfactory references!**

**Entrance**

Set back from Larkshall Road is the communal entrance to this development, with both secure access and intercom system. Opens up to the communal hallway with stairs to each floor to one side and door leading to the lift.

**First Floor**

Entry door from the stairway leading to each first floor flat.

**Reception Hall**

Having a wall mounted entryphone and access off to the living/kitchen, bedroom and bathroom.

**Open Plan Lounge Kitchen Dining Room (22' 09" x 10' 08") or (6.93m x 3.25m)**

Spacious and versatile living room being dual aspect.

**Lounge Area**

Nice and bright with an oriel style bay to rear elevation and a cupboard to one side housing the gas boiler serving central heating and domestic hot water supply.

**Kitchen Area**

Window to one side. Nicely fitted with a modern arrangement of units and including a 4-burner gas hob, oven beneath and extractor fan above, integrated dishwasher, washing machine and fridge freezer.

**Bedroom 1 (12' 09" x 10' 09") or (3.89m x 3.28m)**

Oriel style bay window to the rear elevation

**Bathroom (5' 08" x 5' 06") or (1.73m x 1.68m)**

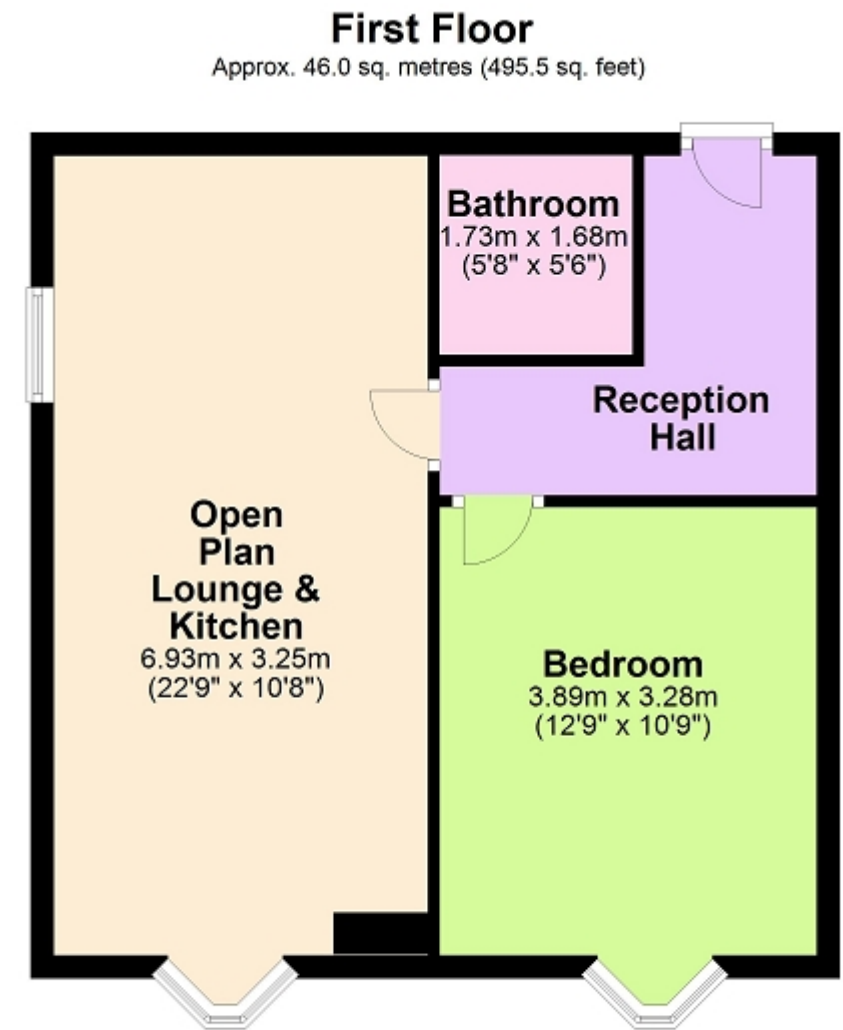
A very nice modern suite in which includes bath with shower and glazed side screen. WC and vanity wash hand basin.

**Local Authority & Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band C







**Total area: approx. 46.0 sq. metres (495.5 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+) <b>A</b>		
(81-91) <b>B</b>	82	82
(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.