

# McRae's

Paxton House, 401 Larkshall Road, Highams Park, E4 9EF

***“Forming part of this highly desirable complex  
A 2nd FLOOR 1 BEDROOM APARTMENT  
In the very Heart of Highams Park”***



**£1,500 Monthly**

**This Property Offers Centrally Placed, Stylish Modern Living With Convenience At Its Heart. Just A "Stones Throw" Away Is Highams Park Mainline Station Serving Liverpool St. London, Which Is About 20 Minutes Journey Time, And In Just 30 Minutes - With 1 Change - One Can Be In Oxford St!! A Wide Range Of Amenities Is Also On Hand And Within A Short Driving Distance Is The A406 Providing Access On To The M11 And M25 Motorways. The Flat Itself Is Very Nicely Finished And Includes A Large Open Plan Living Space With Fitted Kitchen-including washing machine, fridge freezer and dishwasher! Together With Patio Doors Opening Up To A Balcony Terrace. Off The Hall There Is A Deep Storage Closet, Superb Bathroom And Double Bedroom Which Also Has Fitted Wardrobes.**

#### **Reception Hall (10' 02" x 7' 0") or (3.10m x 2.13m)**

A nice size, power points, entryphone system is wall mounted to one side, a large walk-in storage cupboard which also has an MHS boiler fitted.

#### **Lounge Kitchen (19' 08" x 13' 06" Max x 9' 5" Min) or (5.99m x 4.11m Max x 2.87m Min)**

##### **Lounge Area**

A bright open plan living space with Double glazed double doors with side casements to rear elevation provide access directly on to the retained balcony, range of power points, tv aerial socket, radiator, ceiling downlighters, open plan to:

##### **Kitchen Area**

Fabulous modern kitchen with a first class arrangement of matching furniture includes wall cupboards with concealed lighting beneath, return worktop surfaces within which is a sink unit with chrome mixer tap and drainer, ceramic style hob, extractor fan above and oven beneath, automatic washing and dishwasher, fridge freezer, power points, ceiling downlighters.

#### **Bedroom 1 (12' 07" x 10' 05") or (3.84m x 3.18m)**

Double glazed windows floor to ceiling full width to rear elevation with central opener, radiator, power points, fitted wardrobe recess with hanging rails, shelving etc.

#### **Bathroom (6' 08" x 6' 06") or (2.03m x 1.98m)**

Superb 3 piece suite comprises an enclosed bath with independent shower fittings, vanity wash hand basin with mirrored storage cabinet above, concealed lighting beneath, low flush wc, chrome radiator towel rail, part ceramic tiled walls, ceramic flooring, ceiling extractor fan and downlighters.

#### **Balcony**

A retained balcony with glass screening to the front elevation and with frosted glass to either side. There is an external light point and an outlook on to Larkshall Road and the surrounding area.





## Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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 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.

