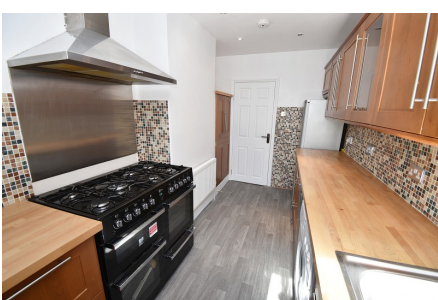


# McRae's

Lyndhurst Road , Highams Park, E4 9JU

Recently Refurbished Apartment  
Large Double Bedroom Plus Loft Room  
Highly Desirable Location



**£1,500 Monthly**

**Available Immediately - Unfurnished (Some existing furniture may remain if required) a SPACIOUS FIRST FLOOR APARTMENT WITH LARGE DOUBLE BEDROOM AND ADDITIONAL LOFT ROOM! This property has recently been refurbished, decorated, including new floor coverings and is ready for immediate occupation. The layout features, a ground floor reception lobby/hall, with stairs rising to a first floor landing of excellent size. There is a smart modern bathroom wc, well fitted kitchen, including some appliances, a cosy lounge, and in addition to the large double bedroom on the first floor, there is a spacious converted loft room!**

**The setting in Lyndhurst Road is particularly popular, only a few minutes walk to the centre of Highams Park Village and mainline rail station serving Liverpool St., London, Walthamstow Central and the Victoria line. This is a highly regarded neighbourhood, combined with convenience and a property that is ready to move into!**

### **Entrance**

From Lyndhurst Road, steps rise up to an entrance door.

### **Hallway (7' 03" x 5' 05") or (2.21m x 1.65m)**

Own entrance hallway with stairs rise from here to the accommodation

### **First Floor Accommodation**

#### **Landing (7' 0" x 7' 04") or (2.13m x 2.24m)**

Access to the lounge, kitchen and bathroom lead off.

#### **Kitchen (13' 0" x 7' 05") or (3.96m x 2.26m)**

A smart modern finish, includes plenty of cupboard space, and some of the appliances including Range cooker, washing machine, dishwasher, fridge freezer.

#### **Bedroom 1 (13' 09" x 11' 03") or (4.19m x 3.43m)**

A large double bedroom with fitted wardrobes, and an outlook to the front over Lyndhurst Road

#### **Bathroom (7' 07" x 5' 03") or (2.31m x 1.60m)**

A 3 piece Suite in a contemporary stylish finish.

#### **Lounge (11' 02" x 9' 03") or (3.40m x 2.82m)**

A cosy arrangement with window to rear, and door to inner lobby.

### **Inner Lobby**

Fitted cupboard, stairs to loft room.



### **Second Floor Accommodation**

#### **Loft Room(16' 02" x 10' 07") or (4.93m x 3.23m)**

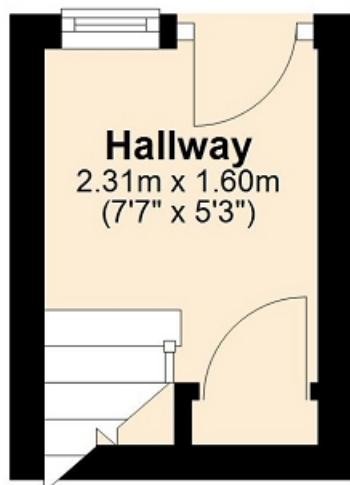
Includes areas of restricted ceiling height  
Used as additional bedroom accommodation, ideal for storage as well.

### **Local Authority and Council Tax Band**

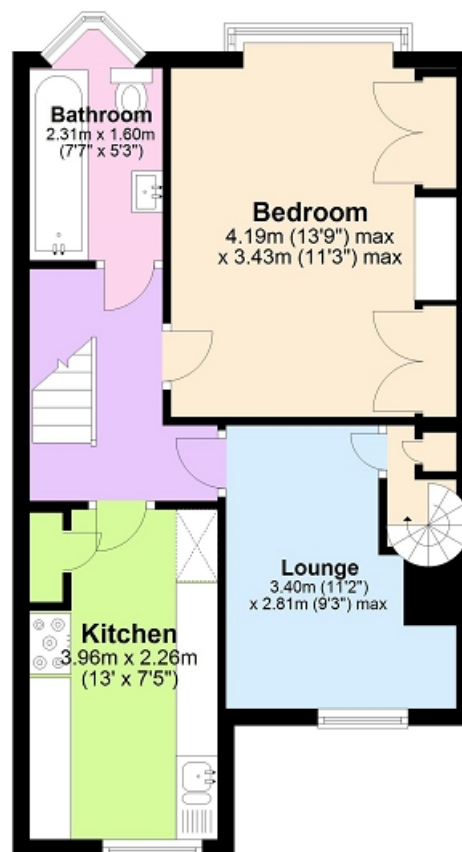
London Borough of Waltham Forest - Band B



## Ground Floor



## First Floor

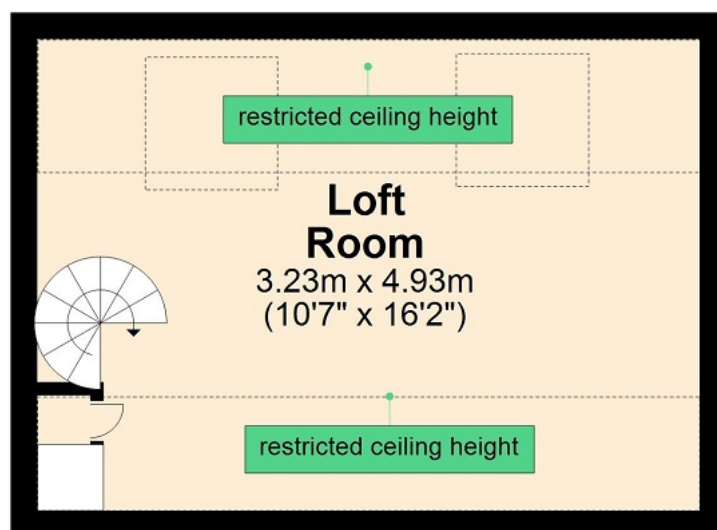


### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

## Second Floor



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.