

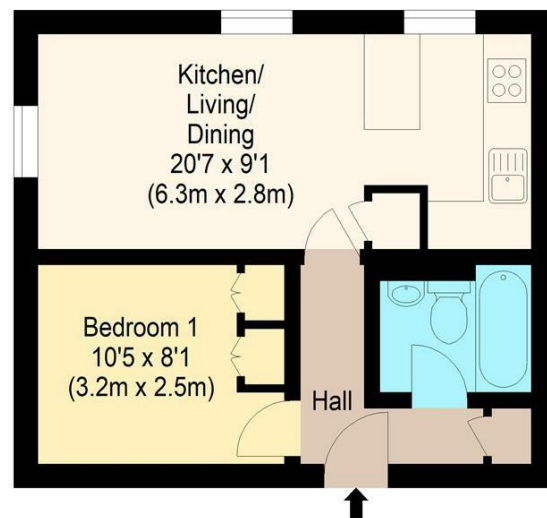
## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor  
 William rose  
 Thurlow Close, E4

Approximate Gross Internal Floor Area : 33.48 sq m / 360 sq ft



10 Thurlow Close, Highams Park, London, E4 9XE

Guide Price £235,000

- 1 Bedroom flat
- Ground floor
- Allocated parking space
- Communal garden
- Chain free
- Purpose built
- Quiet location
- Secure entry system
- Close to station
- Long lease



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 23/5/2024

# 10 Thurlow Close, London E4 9XE

Guide Price: £235,000 - £245,000

Perfect for first time buyers and investors! 1 bedroom, ground floor purpose built flat with long lease and allocated parking set in a quite location close to the station and local amenities.

Guide Price £235,000 - £245,000

A great first-time purchase or investment. Set on a quiet Cul-De-Sac is where you'll find this spacious 1 bedroom ground floor, purpose built flat. The property benefits from an open plan kitchen living space. Entry is via a secure intercom system.

Internally the flat boasts a good size living room and a modern open plan kitchen complete with breakfast bar. The bedroom is a good size and has plenty of storage courtesy of Integrated wardrobe. There's a well-appointed three-piece bathroom. If all of that wasn't enough there's an allocated parking space, plenty of visitor parking, bike storage and communal garden to enjoy.

Thurlow Close is a peaceful development surrounded by all that Highams park has to offer, be it commuting into London, local shopping, or the amazing green spaces such as Highams park lake and wider Epping Forest. You're spoiled for choice when it comes to eating and drinking too, The Oak and Yaz are both local favourites.

The overground will get you to Liverpool Street in under 25 minutes. You're also well served by bus routes and the m11/a406 is a few minutes by car.

Service Charge:

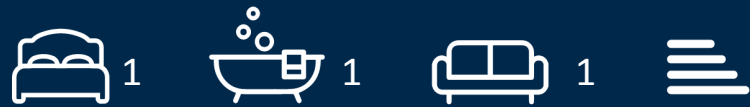
Ground Rent:

Waltham Forest London Borough Council Tax Band:

B

Lease: 154 years remaining

EPC: Band: C



Council Tax Band: B

