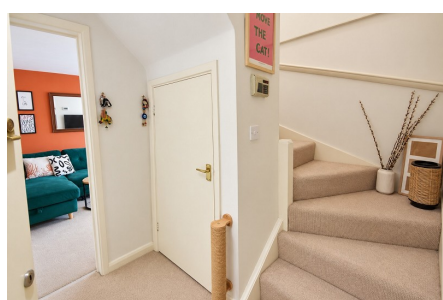


McRae's

Roebuck Court, 163a Cavendish Road, Highams Park, London. E4 9NG

**A Stylish One Bedroom First Floor Split Level Apartment...
With A Share Of Freehold, Plus Gated Parking To The Rear...**



Guide Price £299,995 Share of Freehold

Tucked away towards the end of a peaceful cul de sac setting off Cavendish Road, Roebuck Court is an impressive and individually designed residential development that offers a pleasantly secluded environment, whilst remaining conveniently positioned for all the necessary local amenities and transport connections that modern day life requires as the flat is approximately an 8 minute walk from Highams Park station.

Occupying the first and second floors, this superb one bedroom split level apartment provides a particularly appealing alternative to a conventional one bedroom flat, with its accommodation thoughtfully arranged over two levels. The first floor opens into a welcoming reception hall with two useful storage cupboards, plus stairs that rise to the upper floor. The main feature of this apartment is the stylish and brightly decorated living/dining room that features large double glazed windows to the rear, allowing plenty of natural light in.

The living space flows through to a modern fitted kitchen, which incorporates a fitted range of smart wall and base cabinetry, work surfaces, together with integrated cooking appliances and easy to use culinary facilities. Upstairs, the second floor provides a generously sized double bedroom, enjoying an attractive rear outlook, together with a separate shower room/W.C. Additional features include gas central heating, double glazing throughout, excellent built in storage, plus a share of freehold, a bike store, with (security gated) allocated bike and car parking spaces to the rear of the development.

All in all, this property combines the character and separation of split level living, with the convenience of a modern apartment, making it a superb home that will appeal equally to first time buyers, as well as professionals and buy to let investors.

Local Authority: London Borough Of Waltham Forest
Council Tax Band: B
EPC Rating: C

Entrance Roebuck Court is approached from Cavendish Road, set pleasantly back from the roadside. A communal entrance provides access to the stairs, that lead up to the first floor hallway, together with the private entrance to the apartment. <u>First Floor Accommodation</u> Reception Hall (4' 04" x 6' 03") or (1.32m x 1.91m) A welcoming entrance to the apartment featuring two particularly useful built in storage cupboards, a radiator, a wall mounted entry phone system and electrical consumer unit. A glazed multi pane door leads through to the living/dining room plus stairs rise to the second floor accommodation. Living/Dining Room (14' 01" x 9' 04") or (4.29m x 2.84m) A bright and inviting reception room with a radiator, plus plenty of space for both comfortable seating and dining. A large double glazed window to the rear aspect offers a pleasant outlook over the back of the development providing plenty of natural light.	Kitchen (6' 10" x 8' 07") or (2.08m x 2.62m) A stylish and contemporary kitchen, that is fitted with a smart arrangement of wall and base cabinetry, that is complemented by "wood effect" work surfaces that incorporate a stainless steel single bowl sink with mixer tap. Appliances include: an integrated, four ring electric hob with oven beneath and extractor fan above, together with plumbing and provision for an automatic washing machine. Further features include part tiled surrounds, a wall mounted boiler, a radiator, plus a replacement double glazed window to the rear elevation. <u>2nd Floor Accommodation</u> Landing (2' 09" x 3' 06") or (0.84m x 1.07m) The landing area includes a dado rail and access hatch to the loft space. Multi pane doors also lead off to the bedroom and shower room/W.C.
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Bedroom 1 (10' 10" x 9' 05") or (3.30m x 2.87m)

A well proportioned double bedroom that features a bespoke fitted wardrobe, with further space for bedroom furniture, a radiator, plus double glazed windows to the rear elevation.

Shower Room WC (6' 06" x 5' 02") or (1.98m x 1.57m)

This modern shower room/W.C. features tiled walls and flooring, a fitted corner shower enclosure with a glazed sliding door and wall mounted shower. Further fittings include a low flush W.C., a pedestal wash hand basin with mixer tap and ladder style heated towel rail.

Outside

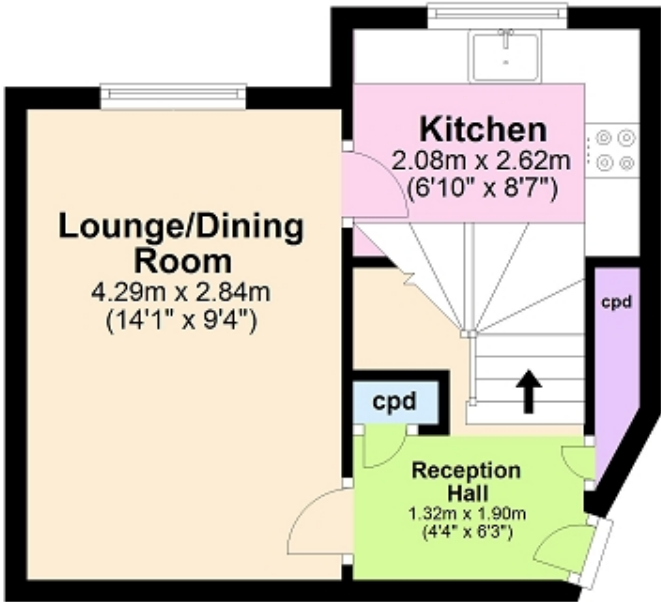
To the side of the development, is the entrance to access the bike shed and store with (security gated) bike and car parking spaces that are allocated to the rear of the development.





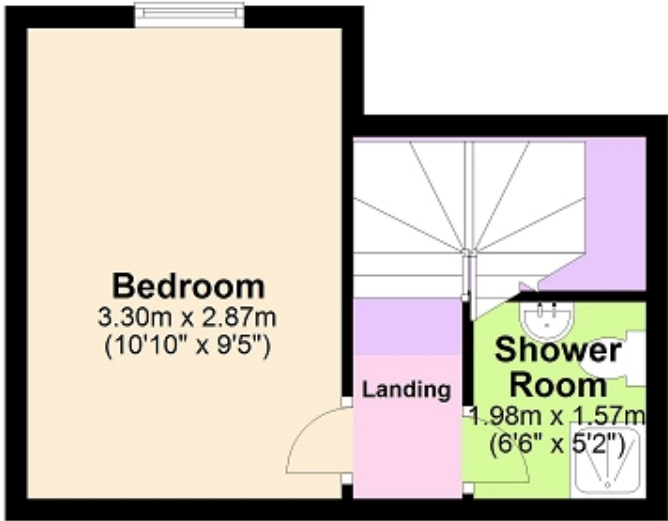
First Floor

Approx. 25.2 sq. metres (270.7 sq. feet)



Second Floor

Approx. 18.9 sq. metres (203.8 sq. feet)



Total area: approx. 44.1 sq. metres (474.5 sq. feet)

This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

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.