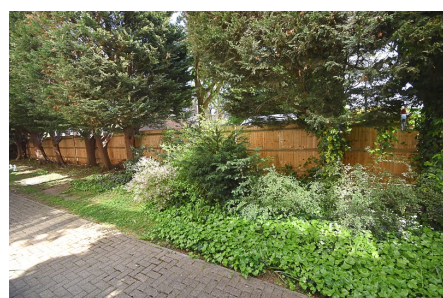
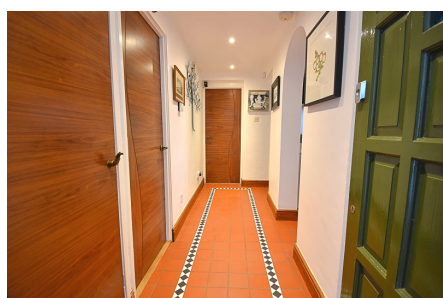


McRae's

Larkwood Court, 153 The Avenue, Highams Park, London, E4 9SF

...Ground Floor 2 Bedroom Flat With Parking Space & Long Lease...
...Plus Direct Access Out On To The Communal Gardens...



Guide Price £420,000 Leasehold

Set back on The Avenue, amidst well maintained communal gardens, we are delighted to offer this spacious ground floor 2 double bedroom apartment in one of Highams Parks most popular and sought after developments.

The interior accommodation is presented in stylish and contemporary condition, featuring a hallway, two full length storage cupboards, a fitted kitchen and modern bathroom, together with a "larger than average" lounge, that provides (via double glazed patio doors) direct access out on to the side communal garden area, allowing for plenty of peace and tranquility, some excellent natural daylight, together with a lovely green space.

Conveniently situated within comfortable distance to the local village shops, schools and glorious forestland walks, the nearby transport links include the 275 bus route, the A406, M11, plus the mainline train station link into London Liverpool Street (journey time approx. 20 mins).

All in all, this property represents an ideal purchase for the new owners, offering strong lifestyle appeal, long term value, plus an ideal blend of comfort, convenience and location.

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

Entrance:

Panelled door with single glazed frosted inset, opening to:

L-shaped hallway: (13' 09" x 8' 04") or (4.19m x 2.54m)

Tiled flooring, ceiling down lighters, two full length storage cupboards, (one of which comprises the hot water cylinder, electric meter, consumer unit, water softener and main stopcock). Additionally there is an underfloor heating thermostat (untested) plus doors to each room off, as well as an arched access to the fitted kitchen.

Lounge: (14' 04" x 13' 05") or (4.37m x 4.09m)

Under floor heating thermostat (untested), plus full length double glazed doors with side casements that provide direct access out on to the side communal garden.

Kitchen: (6' 08" x 12' 09") or (2.03m x 3.89m)

Arched entrance to: Tiled flooring, ceiling downlighters, remote controlled under unit lighting (untested), Quartz worktops, single sink unit with mixer tap and drainer, a smart and contemporary fitted arrangement of wall and base cabinetry, together with ample drawer space, plus room for a full size "American Style" fridge freezer and plumbing provision for an automatic washing machine. Appliances include a built in microwave, plus a 5 ring electric hob with overhead extractor fan and electric oven beneath. Double glazed windows to the side elevation that overlook the communal grounds.





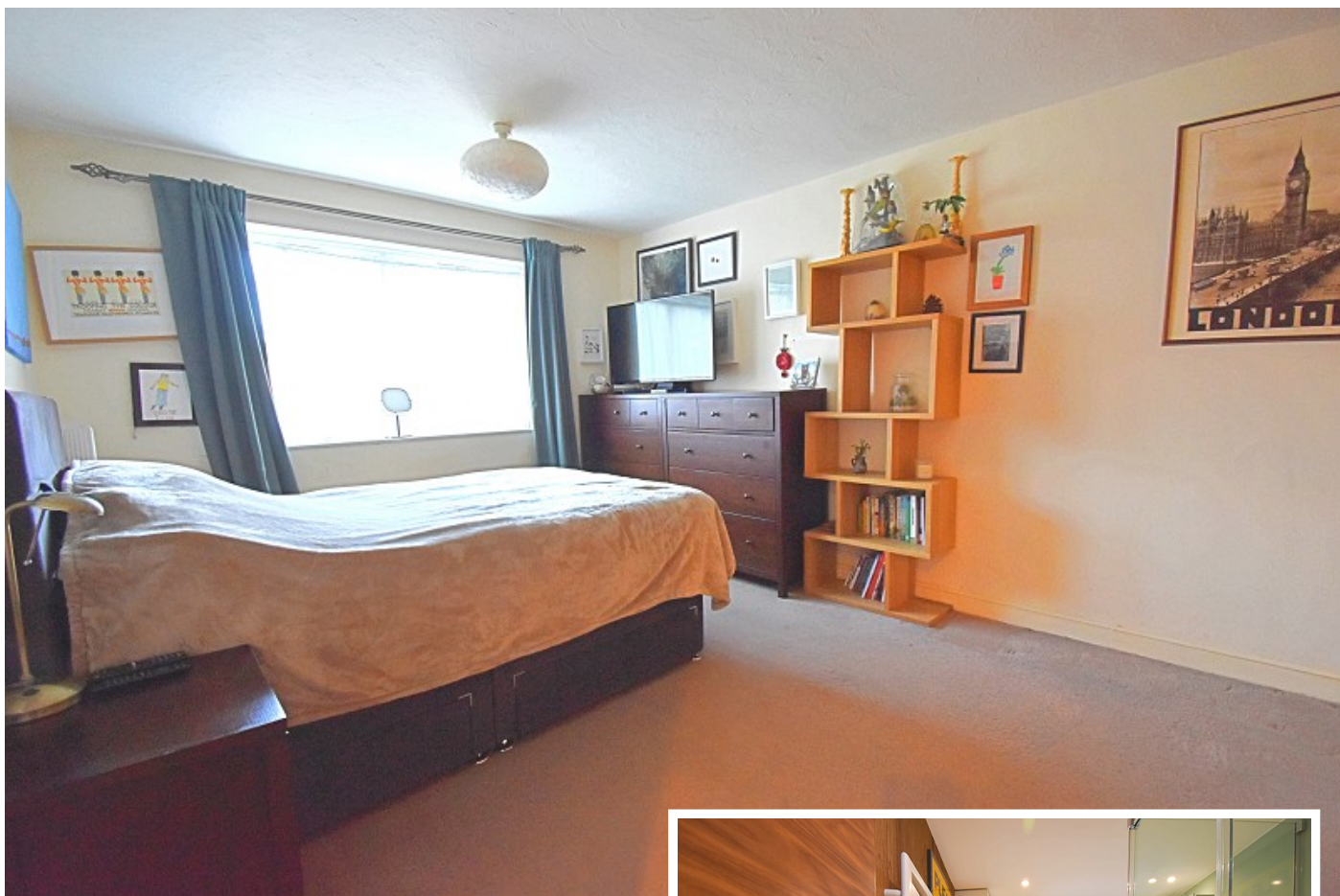
Bedroom 1: (10' 09" x 16' 07") or (3.28m x 5.05m)

Double glazed windows to the side elevation, underfloor heating thermostat (untested), plus built in wardrobes.

Bedroom 2: (9' 04" x 11' 08") or (2.84m x 3.56m)

Built in wardrobe with top boxes, double glazed window to the side elevation, plus under floor heating thermostat (untested).





Bathroom: (6' 02" x 8' 08") or (1.88m x 2.64m)

Tiled flooring, ceiling down lighters, integrated corner display shelves with under unit lights, wall mounted mirrored toiletry cabinet and heated towel rail with thermostat, built in single wash hand basin with mixer tap and drawers beneath.





Bathroom: (6' 02" x 8' 08") or (1.88m x 2.64m) Cont...

Additionally, there is a low flush W.C., double shower cubicle with sliding clear screen, wall mounted shower thermostat, overhead rain spray, an air vent, plus a double glazed frosted window to the side elevation with top casements.

Outside:

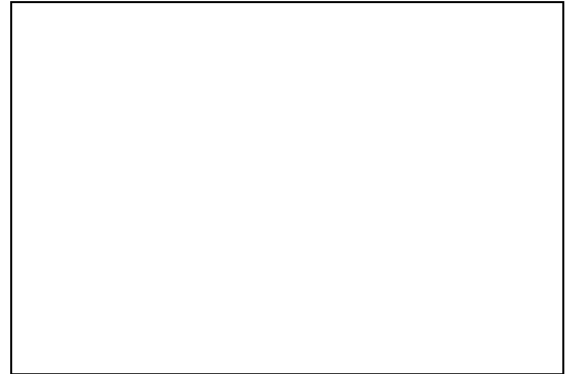
Double glazed doors lead out onto the side communal grounds with a water tap, that can be used to enjoy some al fresco relaxation. An allocated parking space is also included.



Ground 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

