

McRae's

16a The Avenue, Highams Park , London. E4 9LD

A One Bed Second Floor Flat With Open Plan Kitchen/Lounge/Diner...
Plus A Modern Shower/W.C. & Conveniently Placed in Centre Of Highams Park!



£1,375 Monthly

A well presented, contemporary one bedroom, second floor flat, superbly positioned directly opposite Highams Park Overground Station!

This smart and modern apartment offers stylish and well appointed accommodation, ideal for those seeking a comfortable home with excellent transport connections.

The property features a bright and inviting open plan kitchen/dining/living area, thoughtfully arranged to provide a contemporary space for relaxing, work as well as entertaining. A good sized bedroom plus a modern shower room with WC, completes the accommodation. Tastefully decorated throughout, the flat enjoys a fresh, contemporary finish, creating an attractive and welcoming living environment.

Situated in the heart of Highams Park village, this property is exceptionally convenient for commuters, with direct services into London Liverpool Street (journey time 20 mins approx.). The areas independent cafes, restaurants, supermarkets and shops as well as everyday amenities are also just moments away.

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

Entrance

Entrance door to stairs leading up to the 2nd floor flat.

2nd Floor Hallway (3' 05" x 4' 02") or (1.04m x 1.27m)

Entrance door opening into a hallway with a wall mounted security entry phone, an electric meter cupboard positioned above the entrance door, with doors that lead off to each room.

Open Plan Kitchen Living Dining Area (12' 02" x 16' 09") or (3.71m x 5.11m)

Comprises of an open plan Kitchen/Living/Dining Room with ceiling downlights, a wall mounted shelving, a radiator, double glazed windows to the front elevation, with "leaded light style" upper casements and views towards the local railway station.

The fitted kitchen area comprises a smart arrangement of wall and base units with work surfaces and partially tiled surrounds. Appliances include an electric hob with an extractor above and an electric oven beneath. There is plumbing for a washing machine, together with space for a fridge and freezer. Plus a wall mounted boiler and central heating thermostat complete the room.

Bedroom 1 (11' 09" x 8' 06") or (3.58m x 2.59m)

A well proportioned bedroom providing space for a double bed, with a double radiator and a double glazed window with an opening upper casement overlooking the rear elevation.

Shower Room WC (8' 05" x 4' 01") or (2.57m x 1.24m)

Featuring tiled flooring, partially tiled walls, ceiling downlights, an extractor vent and a frosted double glazed window to the rear. The suite comprises a shower enclosure with clear glazed sliding doors, a wall mounted thermostatic shower with an overhead attachment, a low flush W.C. plus a wash hand basin with a mixer tap and storage beneath. A mirrored wall cabinet and heated towel rail complete the room.



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+) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 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.