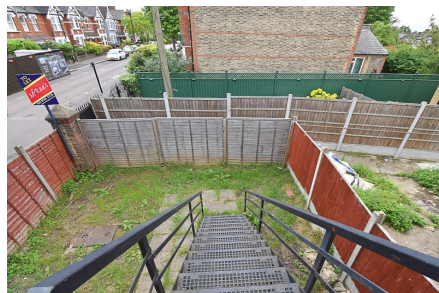


McRae's

499 Hale End Road, Highams Park, London. E4 9PT

“...A First Floor Studio Apartment With A Private Garden...
...Situated Just Moments From The Local Train Station &
Amenities...”



£1,250 Monthly

Situated on the first floor, we are pleased to offer this contemporary studio apartment, that is smart and well presented throughout, with the added benefit of central heating and double glazing. Additional features include a fitted kitchen, lounge/dining/sleeping area, a bathroom plus it's own private garden, together with the convenience of being in the Centre Of Highams Park Village itself!

The property also has easy access to multiple transport links, as well as being in close and comfortable distance to the Highams Park mainline train station (that serves London Liverpool Street - 20 min journey approx). Nearby, there is also a glorious Lake and Forestland to enjoy, as well as the popular local shops, schools, cafes and restaurants.

This property is offered unfurnished and will be ready to move into (subject to references).

**Local Authority: London Borough Of Waltham Forest
EPC Rating: E
Council Tax Band: A**

Entrance

Access to the property can be gained from the side, off of Beech Hall Road, where there is a communal entrance door (that houses the gas meter).

Kitchen Area (7' 09" x 7' 03") or (2.36m x 2.21m)

Tiled flooring, part tiled walls, an air vent, space for a fridge freezer, plumbing provision for automatic washing machine, wall mounted boiler, a single sink unit with drainer and mixer tap, a fitted arrangement of wall and base cupboards with drawers and worktops, an integrated four ring gas hob with an overhead heat extractor and electric oven beneath, in addition to a double glazed window to the side aspect.

Lounge/Dining/Sleeping Area (15' 06" x 12' 08") or (4.72m x 3.86m)

Entrance door opens to: laminate flooring, a single radiator on both sides, a wall mounted cupboard (housing the electric meter and consumer unit), a hatch to the loft (storage space not included), plus a double glazed window with top casement to the side elevation.



Bathroom (7' 03" x 4' 09") or (2.21m x 1.45m)

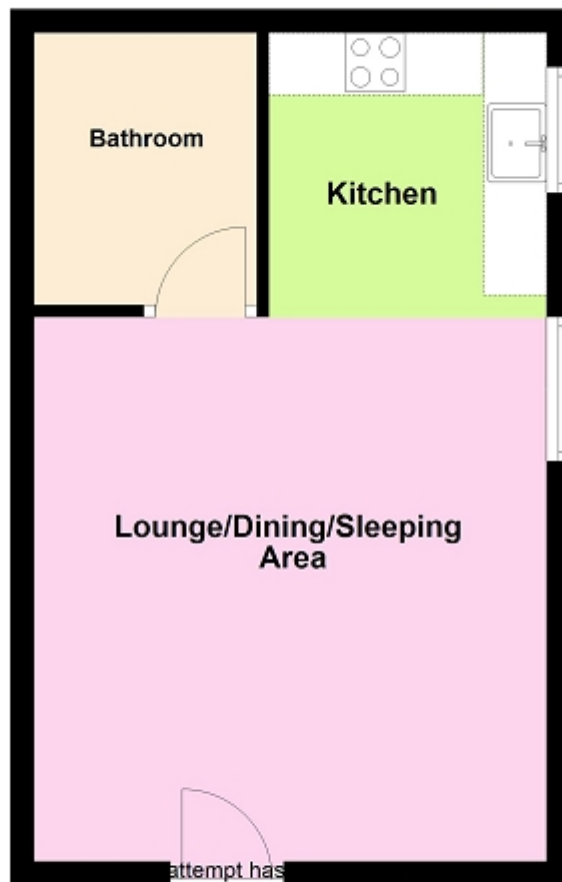
Part tiled walls and splashback, tiled flooring, single pedestal wash hand basin with separate taps, single radiator to the side, an air vent, low flush W.C., plus a panel bath with separate "period style" mixer taps with an overhead shower attachment.

Outside

Another fence door leads into the enclosed private garden which includes a modest sized lawn/seating area with steps that lead up to the studio's entrance door.



First Floor



Whilst every care has been taken 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.

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.

