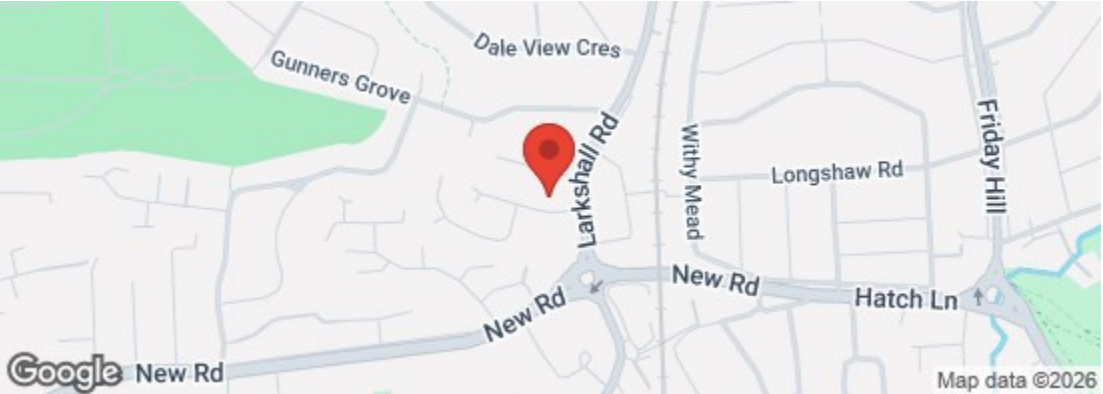


TOTAL FLOOR AREA: 954 sq.ft. (88.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to the proposed purchase. The actual layout and dimensions shown may vary from those shown and no guarantee is given to their accuracy or efficiency can be given.
Made with Mapbox 10/20

Council: Waltham Forest | Council Tax Band: D | Floor Area: 954.00 sq ft

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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



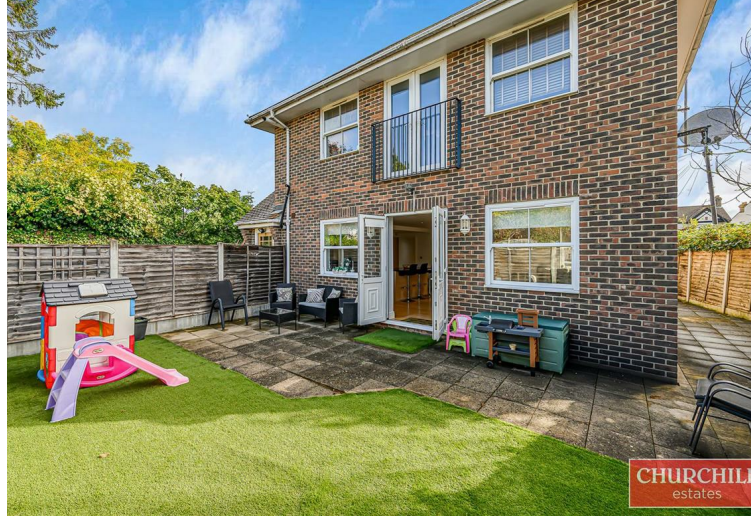
CHURCHILL
estates

Larkshall Road, Highams Park, E4 6NT
£500,000 Leasehold - Share of Freehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: 020 8524 0000 Email: southchingford@wearechurchills.co.uk



Nestled on Larkshall Road in the charming area of Highams Park, this delightful lower maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 954 square feet, this property boasts the equal square footage of a house, providing ample space for modern living.

Upon entering, you are greeted by a remarkable 25ft x 17ft lounge/kitchen area, which serves as the heart of the home. This expansive space is ideal for both relaxation and entertaining, allowing for a seamless flow between cooking and socialising. The property features two well-proportioned bedrooms, perfect for a small family or professionals seeking extra space.

The maisonette includes a well-appointed bathroom, ensuring all your daily needs are met with ease. One of the standout features of this property is the private rear and side gardens, offering a tranquil outdoor retreat for gardening enthusiasts or those who simply wish to enjoy some fresh air.

Additionally, off-street parking is available, providing convenience for residents with vehicles. The location is particularly advantageous, as it is within walking distance to Highams Park Station, making commuting to central London or surrounding areas a breeze.

This lower maisonette on Larkshall Road presents an excellent opportunity for those seeking a spacious and well-located home in Highams Park. With its generous living space, private gardens, and proximity to transport links, it is sure to appeal to a variety of buyers.