



Total Area: 116.5 m² ... 1254 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	82	82
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FAIRVIEW CLOSE, LONDON

£2,800 Per Calendar Month
 4 Bed House



Features:

- 4 Bedroom House
- Long Term Rental
- Bright and Airy
- Furnished
- Private Driveway
- Open Plan Kitchen
- Available Early February
- South East Facing Garden

A naturally bright and generously proportioned three bedroom, two bathroom family home in Higham Hill. You have over 1200 square feet to stretch out in, a lengthy south east facing garden and the open greenery of Higham Hill Park on your doorstep.

A friendly micro community in Upper Walthamstow, Higham Hill is wonderfully self contained as well as just half a mile on foot from the popular bustle of Blackhorse Lane.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll have generous, elegant proportions to stretch out in. Step inside and your front reception is a substantial 140 square feet, with dark glossy hardwood underfoot. But things really open up next door, where your open plan lounge, kitchen and diner come in at more than 400 square feet. Light hardwood flooring flows underfoot, while a suite of sleek, seamless cabinetry with sky blue metro tile splashbacks run down one flank. Rear windows and patio doors fill everything with natural light.

Step out here for your garden - a huge sheltered patio looking out over an artfully arranged mix of lawn and paving, with thriving planters, timber fencing and nothing on the skyline but mature trees. Back inside, bathroom one completes the ground floor in fully tiled style, while upstairs you have two substantial double bedrooms plus a generous single, all with that same glossy hardwood underfoot. Finally, bathroom two completes things in

floor to ceiling earth toned tilework.

As noted, Higham Hill Park itself is less than five minutes on foot from your new front door, home to open green space, playgrounds and tennis courts. For parents, the much loved Busy Bees Nursery is also right across the park. Wander a little further and you come to Blackhorse Lane just half a mile away on foot, home to the scattering of independent bars, tap rooms and beer gardens that make up the Blackhorse Beer Mile.



WHAT ELSE?

- Blackhorse Road station is around twenty minutes on foot. From here the Victoria line will get you straight to King's Cross in just fifteen.
- There's plenty of extra storage inside and out, with space under the stairs and a pair of substantial sheds in the garden.
- Local schools are excellent, with nearby Barclay and Newport primaries both receiving 'Outstanding' ratings at the latest Ofsted reports.

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