

# McRae's

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

Incredibly Spacious 2 Bedroom Top Floor Apartment...  
With Allocated Parking & Well Maintained Communal Gardens...



**£1,800 Monthly**

**This beautifully presented top floor two bedroom apartment offers spacious and well maintained accommodation within a popular residential development in Highams Park. The property opens into a welcoming L-shaped entrance hall with three generous storage cupboards, providing excellent practicality and valuable additional storage space. The warm and stylish living space enjoys pleasant views over the communal gardens and surrounding trees to the side aspect, creating a peaceful setting to relax and entertain. The modern kitchen is fully equipped with a smart arrangement of wall and base cabinetry, ample worktops, a breakfast bar plus an array of the necessary appliances.**

**The impressive main bedroom is larger than average and benefits from floor to ceiling mirrored wardrobes, offering extensive storage and plenty of space for a King/Queen size bed if required. The second bedroom is also a generous double and includes some useful built in wardrobe/storage space. The contemporary bathroom is fully tiled and features a panel bath with overhead shower and clear screen, a pedestal wash hand basin, a low flush W.C., a wall mounted heated towel rail, plus a full length mirrored storage cabinet.**

**Available to rent unfurnished, further benefits include under floor heating, double glazing throughout, an allocated parking space, plus access to the beautifully maintained communal gardens. Conveniently situated within easy reach of various transport links including Highams Park Station (Serving London Liverpool Street) together with the local shops, schools, cafes, restaurants, as well as plenty of open green spaces to enjoy - This superb apartment offers comfortable and convenient living, in a highly sought after location!**

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

### **Entrance**

Entrance to the top floor via stairs, leading up to the door to the flat:

### **Reception Hall**

This "L" shaped reception hall includes a wall mounted underfloor heating thermostat, a ceiling spotlight, as well as three spacious and useful storage cupboards. The first has a bi fold door with potential for a multitude of uses, the second, currently houses the electric meter and consumer unit, and the third, incorporates built in shelving, plus an immersion heater/water tank to the rear. Access to each room off.

### **Lounge (14' 03" x 13' 01") or (4.34m x 3.99m)**

A panel door with frosted insets lead into a beautiful living space, decorated to a high standard. Features include coved cornice ceiling, a stunning focal point fireplace (not tested) with over mantel and hearth, together with a wall mounted underfloor heating thermostat, a serving hatch to the kitchen, plus a large double glazed casement window that provides a peaceful view of the communal gardens and trees to the side aspect.

### **Kitchen (13' 01" x 6' 05") or (3.99m x 1.96m)**

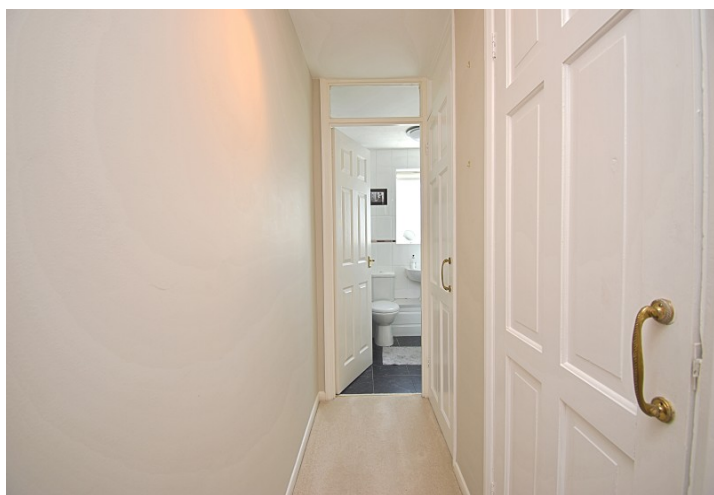
This smart and fully equipped kitchen incorporates a coved cornice ceiling, a serving hatch, a well designed breakfast bar, a fitted arrangement of drawers, wall and base storage cupboards, ample worktop space, a single sink and drainage unit with a mixer tap, an automatic washing machine and dishwasher, an integrated electric hob and oven below with an overhead extractor hood, plus a full length fridge freezer. Double glazed window to side elevation.

### **Bedroom 1 (8' 08" x 16' 02") or (2.64m x 4.93m)**

A stylish and "larger than average" principal bedroom features a wall mounted underfloor heating thermostat, an air vent, a full run of integrated floor to ceiling mirrored wardrobes, plus plenty of room to accommodate a King or Queen size bed, in addition to any other bedroom furniture you might require. To the side aspect are good sized double glazed windows that overlook a pleasant view below.

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

A bright and spacious second bedroom (including a wall mounted under floor heating thermostat) that is easily able to accommodate a double bed, whilst also benefitting from louvred doors that open out to some useful wardrobe/storage space. The double glazed windows to the side aspect allow a pleasant outlook over the developments communal gardens.

**Bathroom (6' 09" x 5' 05") or (2.06m x 1.65m)**

Fully tiled flooring and walls, a low flush WC, a pedestal wash hand basin with mixer tap, a built in heated towel rail, a full length mirrored toiletry cabinet, a white panel bath with separate taps and clear screen, plus a wall mounted shower thermostat and overhead shower attachment. To the side elevation is a double glazed frosted window.



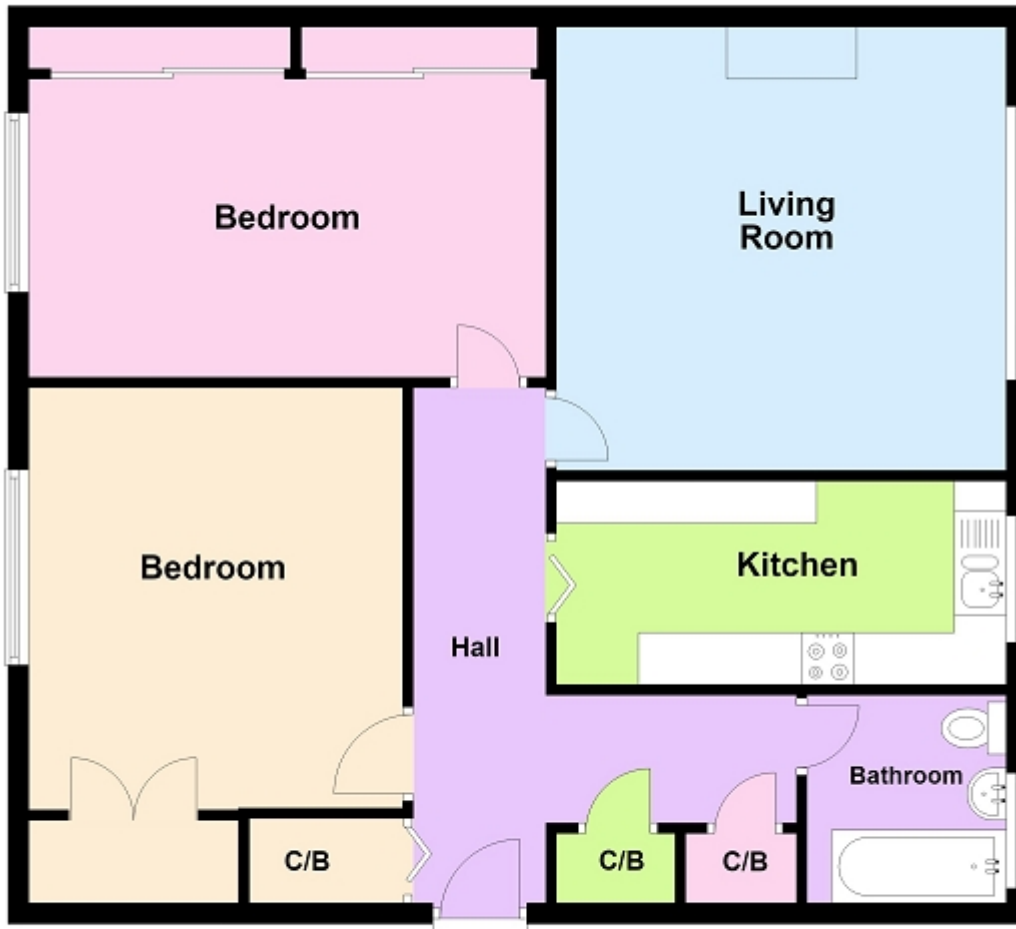
**Outside**

Set in very well maintained communal gardens with an allocated parking space.

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## Top 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.

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