

McRae's

Havelock House, 60 The Avenue, Highams Park, London. E4 9RF

**A Rarely Available 2nd Floor Flat With Communal Gardens...
Conveniently Located Highams Park Village... With Superb Views!**



£1,750 Monthly

This second floor, two bedroom apartment is set in a prime location, ideally situated in the centre of Highams Park. It is offered unfurnished with bright and spacious accommodation throughout, neutral decor, central heating, double glazed windows, entry phone access, plus communal gardens.

Other features include an entrance hall with two full length storage cupboards, a generous sized lounge with pleasant, dual aspect views towards Highams Park Central. Additionally there is a bathroom, a fitted kitchen plus two bedrooms, both including built in wardrobes to allow for plenty of storage.

The apartment is just a short walk from the local shops, schools and forestland, plus a number of convenient transport links.

All in all, this property would ideally suit professional tenants or a small family seeking comfortable accommodation in a well connected and sought after location.

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

Entrance

Dual communal entrance doors to the front and rear of the block, with the Castle Avenue access comprising of steps up to the wall mounted security entry phone, plus an entrance door to the stairway that leads up to the second floor flat.

Hallway (5' 03" x 9' 05") or (1.60m x 2.87m)

Entrance door to: a wall mounted central heating thermostat, two full length storage/utility cupboards with shelving, plus doors to each room off.

Kitchen (7' 02" x 11' 07") or (2.18m x 3.53m)

Part tiled walls, fitted wall and base units with drawer storage, a single sink unit with drainer and mixer tap, worktops, an electric cooker with oven and grill beneath, an automatic washing machine, plus an undercounter fridge and freezer.

Additionally, there is a gas meter, a wall mounted boiler, as well as dual aspect double glazed tilted windows to the side and front elevation.

Lounge (13' 06" x 14' 09") or (4.11m x 4.50m)

Dual aspect double glazed tilt windows to the side and front elevation that overlook both the communal gardens and The Avenue itself.

Bedroom 1 (13' 06" x 9' 08") or (4.11m x 2.95m)

Three full length wardrobes, a single radiator with double glazed windows to the front elevation, that provide a lovely view of The Avenue below.



Bedroom 2 (6' 06" x 11' 08") or (1.98m x 3.56m)

Dual aspect windows to both the front and side elevation, together with a full length wardrobe and double radiator.

Bathroom (6' 02" x 5' 08") or (1.88m x 1.73m)

Part tiled walls, linoleum flooring, a low flush WC, a single wash hand basin with toiletry cupboard beneath, a panel bath with mixer tap and overhead shower attachment, a single radiator plus a frosted double glazed window to the side elevation.

Outside

Well maintained communal gardens and dual access to both front and rear of the development.




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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 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.