

# McRae's

134 The Avenue, Highams Park, Greater London. E4 9RP

"A One Double Bedroom First Floor Apartment..  
With Communal Gardens & An Underground Parking Space"



**£1,475 Monthly**

**A well-presented one double bedroom apartment set within a popular purpose built development. The property comes unfurnished and features a bright and spacious living space, a modern fitted kitchen, contemporary bathroom, offering both style and convenience.**

**Residents benefit from an underground parking space, as well as access to landscaped and well maintained communal gardens, creating a pleasant outdoor ambiance. Conveniently located close to Highams Park Village Shops, Schools cafes and restaurants.**

**The apartment is also within easy reach of Highams Park lake, and the mainline train station, providing a direct link into Liverpool Street, perfect for commuters.**

**Available - Subject To References  
Local Authority: London Borough Of Waltham Forest  
Council Tax: C  
EPC Rating: C**

### **Entrance**

Set back from The Avenue, steps rise up to the main entrance of the development, secure entryphone system provides access to the communal hallway, leading to the flat.

### **Hallway (9' 05" x 2' 08") or (2.87m x 0.81m)**

Electric radiator to side and access to each room off.

### **Lounge (14' 03" x 9' 08") or (4.34m x 2.95m)**

Coved cornice ceiling, built in fitted wall display unit, wall mounted electric radiator, arched access to the kitchen area plus double glazed windows to the front elevation.

### **Kitchen (5' 08" x 9' 08") or (1.73m x 2.95m)**

This fitted kitchen includes tiled flooring, part tiled walls, a range of fitted wall and base units, worktop space, an under counter fridge and freezer, a four ring hob with electric oven beneath and overhead heat extractor, in addition to a single sink unit with mixer tap, plus an automatic washing machine.

### **Bathroom (5' 05" x 6' 01") or (1.65m x 1.85m)**

Fully tiled walls and flooring, a pedestal wash hand basin, with single taps, low flush W.C., panel bath with mixer tap, plus an overhead shower attachment.



### **Bedroom 1(11' 07" x 9' 04") or (3.53m x 2.84m)**

Coved cornice ceiling, built in fitted wardrobes with top boxes plus double glazed windows to the front elevation. Wall mounted electric radiator.

### **Outside**

Access to the enclosed communal gardens can be gained from the rear of the development which is laid out with flagstone walkways and well maintained raised planting beds, there is a designated area for clothes drying. Entry to the secure underground parking space is at the front of the development.



## First 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 |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 81        |
| (69-80) <b>C</b>                            | 74                      |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.

