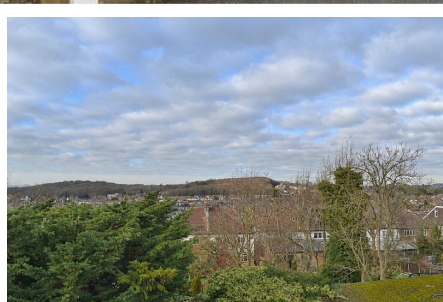


McRae's

Harcourt House, Castle Avenue, Highams Park, London. E4 9QA

**A Spacious & Well Appointed Two Bedroom Top Floor Apartment...
With Far Reaching Views, Plus A Garage Available On A Separate Lease...**



Guide Price £389,995 Leasehold

Situated within the highly desirable Harcourt House development in Highams Park, this well presented two bedroom top floor apartment offers bright and generously proportioned accommodation, together with some impressive and glorious, far reaching views!The accommodation features a hallway, a modern fitted kitchen plus a spacious lounge with excellent natural light, that is complemented by two comfortable bedrooms that offer flexibility for couples, small families, guests or even home workers. The apartments large picture windows take full advantage of the elevated position and provide attractive scenery across the surrounding neighbourhood and skyline.Particular features of this property include a long lease, the well kept communal grounds, plus the inclusion of a garage (available on a separate lease) that can provide useful parking or further storage space.Conveniently positioned for easy access to Highams Park's local shops, amenities, green spaces and transport connections (including Highams Park Mainline Train station serving London Liverpool Street - approx. 20 minute journey time).This is a first class opportunity for first time buyers, as well as an excellent investment for commuters and investors alike!

Entrance

Security entry phone access with door release into communal hall plus stairs rising to top floor and door to flat.

Hallway (2' 01" x 20' 0") or (0.64m x 6.10m)

Comprising an entrance door with a wall mounted entry phone to one side, a radiator, plus two useful utility cupboards which are shelved, each room leads off.

Lounge (11' 0" x 15' 09") or (3.35m x 4.80m)

A lovely bright family sized living room features a radiator, ceiling downlighters, plus a wide double glazed replacement window to the rear elevation, with wonderful views over the surrounding neighbourhood... including, in the distance, Larks Wood!

Kitchen (9' 09" x 6' 10") or (2.97m x 2.08m)

Modern fitted and well equipped, includes fitted arrangement of wall and base cabinetry, with return worktops and drawers. Appliances include an integrated four ring gas hob with oven beneath and extractor fan above. To one side, there is a further range of floor to ceiling cupboard space which also conceals a gas boiler serving central heating and domestic hot water. Additionally, there is a single sink unit with drainer and mixer tap plus a double glazed window to the front elevation allowing a superb outlook on to the tree lined Castle Avenue.

Bedroom 1 (11' 0" x 13' 0") or (3.35m x 3.96m)

This bedroom includes a built in wardrobe, a radiator, together with a large double glazed picture window to the rear elevation, that provides an open view of the surrounding district and picturesque skyline.

Bedroom 2 (11' 0" x 8' 10") or (3.35m x 2.69m)

Another good size bedroom with a radiator and double glazed window to the front aspect, that overlooks the tree lined Avenue below.

Bathroom (7' 0" x 6' 10") or (2.13m x 2.08m)

A contemporary suite including a panel enclosed bath, independent shower fittings, glazed shower screen, a vanity wash hand basin with mixer tap, low flush W.C., part tiled walls, radiator to one side, a range of ceiling downlighters, plus double glazed replacement windows to the front elevation.

Outside

Communal grounds plus a garage (available on a separate lease).

Local Authority: London Borough Of Waltham Forest

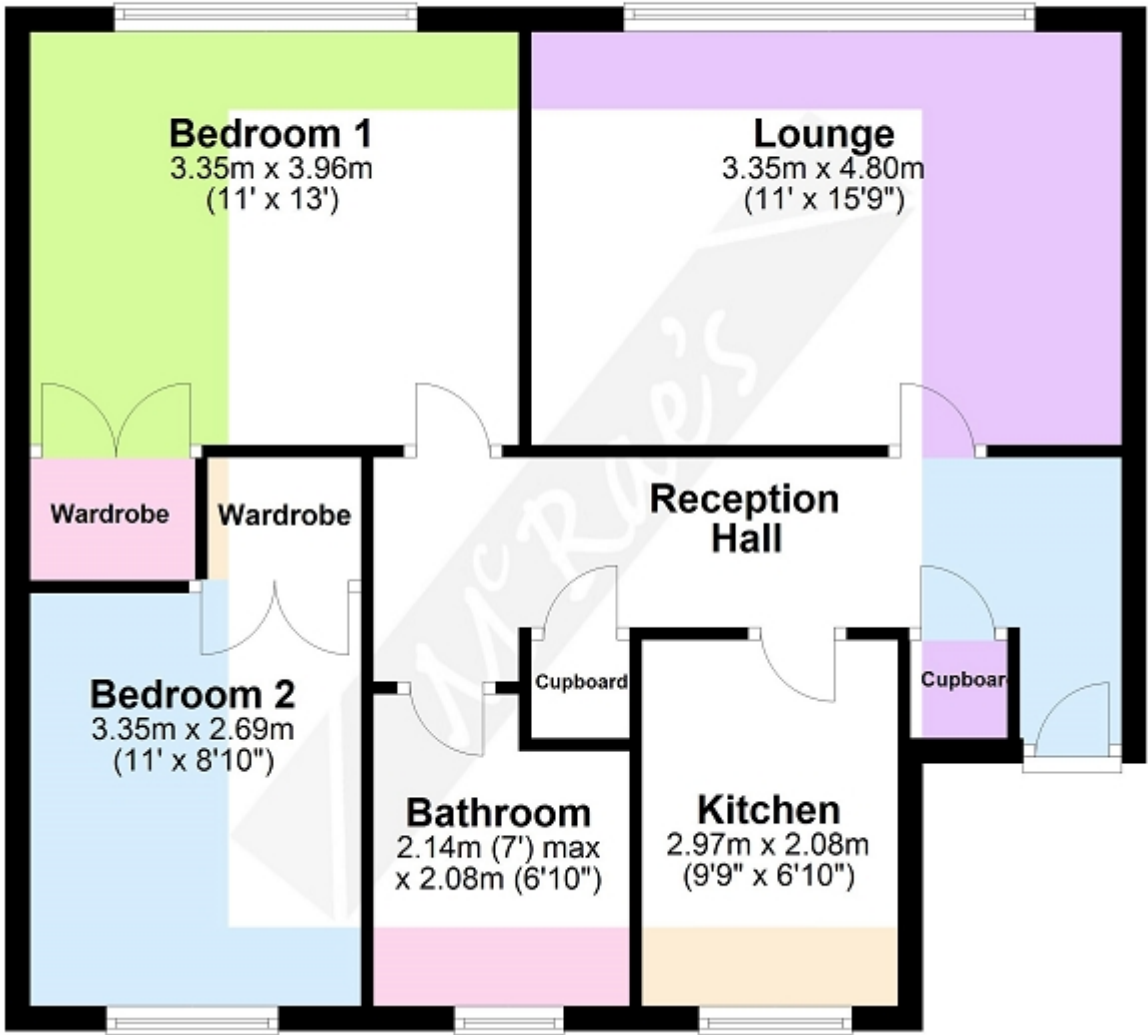
Council Tax Band: C

EPC Rating: C





Top Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 take 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.

