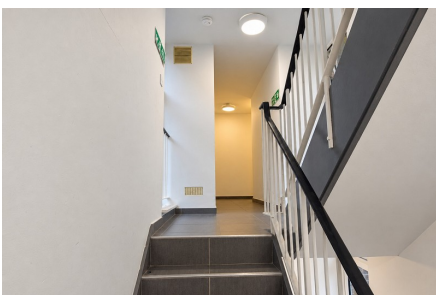


McRae's

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

**Village Centre Living.... A First Floor Apartment With Super Views!
2 Bedrooms, Bathroom & Fitted Kitchen - Available Subject To References**



£1,800 Monthly

Situated in the heart of Highams Park, this bright and spacious two bedroom, second floor apartment offers conveniently located accommodation and is available unfurnished.

The property features a welcoming entrance hall with two full height storage cupboards, a generous dual aspect lounge with pleasant views towards Highams Park Central, a fitted kitchen and a bathroom. Both bedrooms benefit from built-in wardrobes, providing useful additional storage.

Neutral dcor, central heating, double glazing and entry phone access complement the accommodation, while communal gardens provide outdoor space for residents to enjoy.

With local shops, schools, forestland and transport links just a short walk away, this apartment would appeal to those seeking a comfortable home in a well connected 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 first floor flat.

Hallway (5' 03" x 9' 07") or (1.60m x 2.92m)

Entrance door leading into the hallway with a coved ceiling and doors to each room. Two storage cupboards with shelving, one with the electrical consumer unit, the other with a gas meter.

Kitchen (7' 09" x 9' 03") or (2.36m x 2.82m)

Comprising a fitted arrangement of wall and base cabinetry, with drawer storage, work surfaces and partially tiled surrounds. Also featured, is a single sink unit and drainer with mixer tap, plumbing provision for a washing machine, space for an electric cooker with extractor fan above, as well as room for a full height fridge freezer. Additionally there is a wall mounted boiler and double glazed windows to the side elevation.

Lounge (16' 06" x 12' 07") or (5.03m x 3.84m)

A generously proportioned living room with a double radiator and dual aspect double glazed windows to the rear and side elevations, providing plenty of natural light.



Bathroom (5' 07" x 8' 04") or (1.70m x 2.54m)

Comprises fully tiled walls and flooring, a panelled bath with mixer tap, a wall mounted thermostatic shower with overhead shower attachment, a low flush W.C., plus a wash hand basin with a mixer tap. Also included is a heated towel rail, a shaver point together with a double glazed frosted window to the rear aspect.

Bedroom 1 (13' 07" x 9' 07") or (4.14m x 2.92m)

Includes a double glazed window to the rear elevation, a single radiator, plus three fitted wardrobes and an air vent.

Bedroom 2 (12' 04" x 6' 08") or (3.76m x 2.03m)

Double glazed windows to the front elevation, a double radiator, an air vent plus full length built in wardrobes.

Outside

Well maintained communal gardens and dual access to both front and rear 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+) A		
(81-91) B		
(69-80) C	72	74
(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.