

McRae's

1 Jacks Farm Way, Highams Park, London. E4 9BF

**..Two Bedroom First Floor Apartment With A Bathroom & En Suite
Conveniently Situated, With An Underground Parking Space...**



Guide Price £395,000 Leasehold

Forming part of this modern and sought after development, this spacious 2 bedroom first floor apartment with a bathroom and En Suite Shower Room/W.C., benefits from a video entry security system, a sizeable "L shaped" reception hall with utility storage, a bright open plan kitchen/Lounge/Dining area that has direct access to its own private balcony, with a superb view over the communal residents park and beyond!

Just a short walk of Highams Park Village Centre, where the facilities include shops, schools cafes and restaurants plus a glorious local park and lake, together with a mainline train station that serves London Liverpool St., (journey time approx. 20 mins).

The convenience of this property is second to none, and with the luxury of an allocated and underground parking space, this is an ideal opportunity for first time buyers, commuters or investors!

AGENTS NOTE:

**We understand that probate has been applied for in respect of this property.
Any sale will be subject to the grant of probate being obtained.**

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

Entrance:

Security video entryphone system with two communal entrance doors plus lift and stairway access.

Hallway: (10' 07" x 8' 09") or (3.23m x 2.67m)

Ceiling downlighters, security video entryphone system, plus a utility storage cupboard, together with doors to each room off.

Storage Cupboard:(6' 09" x 2' 08") or (2.06m x 0.81m)

Double doors opening to a sizable storage cupboard that houses the boiler and electric consumer unit. It also Incorporates room and plumbing provision for an automatic washing machine, plus wall mounted switches for the boiler, immersion and heated towel rail, as well as providing ample storage space.

Kitchen Area: (7' 06" x 8' 02") or (2.29m x 2.49m)

A smart and contemporary fitted arrangement of wall and base units, together with drawer space under unit lighting, durable worktops and a single sink unit with mixer tap and drainer. Appliances include an integrated full length fridge freezer, a dishwasher, plus a built in electric four ring hob with an overhead extractor fan and oven beneath.

Lounge Dining Area:(16' 10" x 11' 01") or (5.13m x 3.38m)

Ceiling down lighters, radiator, double glazed windows with full length door to side allowing access out on to the private balcony overlooking the residents communal park below.





Bedroom 1: (16' 04" x 9' 03") or (4.98m x 2.82m)

Double wardrobe with hanging space, top shelving and sliding doors, radiator to side and to the front elevation there are double glazed windows with a side casement that provide a pleasant outlook over the communal park for residents.

Bedroom 2: (12' 02" x 8' 09") or (3.71m x 2.67m)

Radiator and double glazed window to the front aspect.



Bathroom: (6' 08" x 6' 08") or (2.03m x 2.03m)

Part tiled walls, ceiling down lighters, tiled flooring, low flush W.C., wall mounted heated towel rail, a panel bath with mixer tap, clear shower screen, in addition to a wall mounted shower thermostat with an overhead attachment.

Other features include an integrated mirrored toiletry cabinet plus a wash hand basin with mixer tap and shelving to side.



En Suite Bathroom: (6' 09" x 6' 03") or (2.06m x 1.91m)

Part tiled walls, ceiling down lighters, tiled flooring, a built-in shower cubicle with a bi fold frosted shower screen plus wall mounted shower thermostat controls with an overhead attachment. Also incorporated, is a wall mounted heated towel rail, a low flush W.C., an integrated wash hand basin with mixer tap, as well as a built-in run of mirrored toiletry cabinets.





Balcony: (5' 04" x 10' 05") or (1.63m x 3.18m)

A retained private balcony allowing enough space for a table and chairs, to sit and enjoy the view.

Outside:

There is gated access to the residents communal park in the centre of the development as well as an allocated underground parking space.



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	83	83
(69-80) C		
(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 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.

