

# McRae's

Melrose Court, Handsworth Avenue, Highams Park, E4 9PE

Close To The Very Heart of Highams Park Village  
A Nicely Presented Top Floor Apartment  
2 Bedroom Accommodation



**£1,500 Monthly**

**Within a well kept complex, fronting one of the best local settings, a 2 BEDROOM TOP FLOOR APARTMENT offered unfurnished with immediate availability subject to references! This property is located close to the very heart of Highams Park Village Centre with its brilliant selection of shops, bars and restaurants, together with a Tesco store and a mainline station serving London Liverpool St., Walthamstow Central and the Victoria Line. The accommodation is well planned and includes a hall, comfortable lounge, well fitted kitchen, 2 excellent bedrooms and a modern bathroom wc.**

#### **Communal Entrance**

Entrance door with security entry phone allowing access to the block, with stairs rising to the second floor.

#### **Entrance**

Door to flat.

#### **Hallway (17' 02" x 6' 08") or (5.23m x 2.03m)**

Wall mounted security entry phone, radiator to the side, two storage cupboards, one of which contains the electric and gas meters. Access to the two bedrooms, bathroom, lounge and fitted kitchen off.

#### **Lounge (15' 02" x 11' 0") or (4.62m x 3.35m)**

double radiator, ceiling down lighters, double glazed windows with casements to the side, overlooking the scenic local neighbourhood!

#### **Kitchen (7' 0" x 11' 0") or (2.13m x 3.35m)**

Wood style flooring, part tiled surrounds, electric cooker, selection of wall and base units, together with pull out drawer storage, plumbing provision for washing machine, single sink unit with mixer tap, ample worktop space, single radiator to side, double glazed window to the side elevation with side and top casement.

#### **Bedroom 1 (10' 08" x 10' 08") or (3.25m x 3.25m)**

built-in fitted floor to ceiling wardrobes with shelving and pull out storage inside, single radiator and double glazed windows with casements to the rear elevation, overlooking the communal gardens

#### **Bedroom 2 (11' 04" x 8' 08") or (3.45m x 2.64m)**

built-in fitted cupboard housing the wall mounted boiler, single radiator and double glazed windows with casements to the rear elevation.

#### **Bathroom (6' 08" x 5' 02") or (2.03m x 1.57m)**

tiled flooring, fully tiled walls, white panel bath with handrails and mixer tap, single sink unit with mixer tap, low flush WC, single radiator side, wall mounted chrome style towel rail, plus a frosted double glazed casement window to the rear elevation.

#### **Communal Gardens**

At the rear of the block there is a well kept lawned area

#### **Front Communal Gardens**

Set back from Handsworth Avenue, there are well maintained communal gardens that feature centrally placed circular planting beds, surrounded by shaped lawns, with pathway leading up to the front entrance door and communal gardens at the rear.

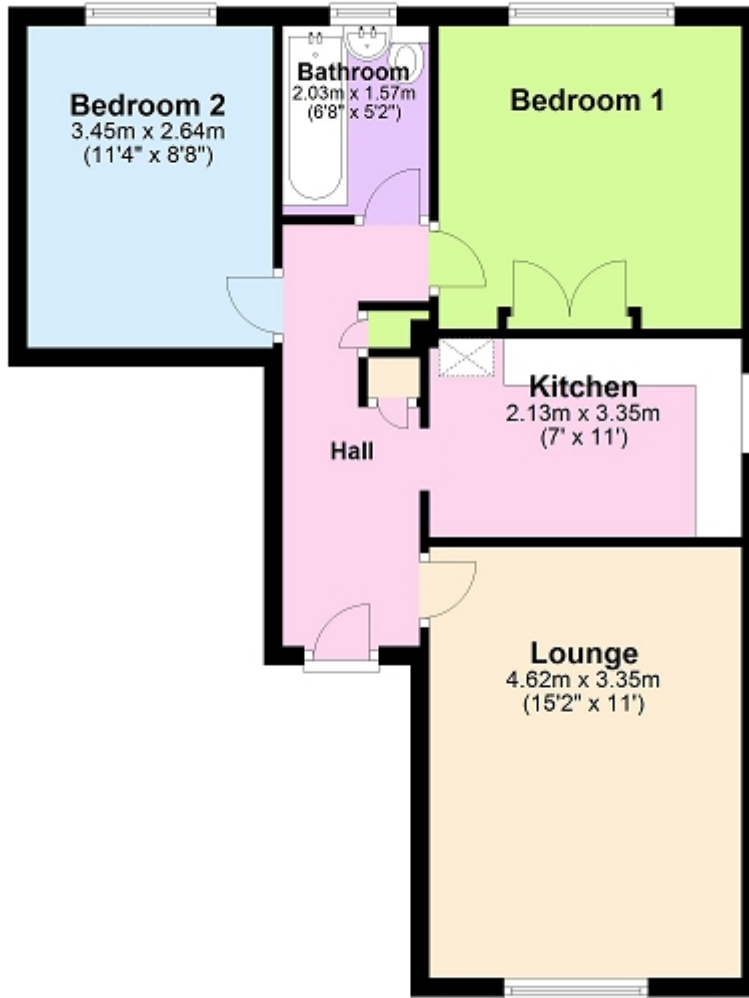
#### **Local Authority & Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band C

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### Second Floor



This floorplan is for guidance only and is NOT to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	61	
(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.

