

McRae's

Cavendish Road, Highams Park, E4 9NQ

“A Neatly Arranged Ground Floor Studio Apartment
Close to Centre, Shops & Station
Available Immediately”



£1,000 Monthly

Located close to Highams Park Village Centre this is an ideal rental opportunity for a Professional! Just a few minutes walk away is a mainline station connecting with London Liverpool St., via Walthamstow Central and it's Victoria Line connection, local shops, restaurants and Cafes! The Studio is on the ground floor of a converted late Victorian house with communal entrance hall and door to flat. The accommodation briefly comprises a bay fronted open plan lounge bedroom with a kitchen to the rear elevation leading off, and door leads to shower room. We have keys for inspection - this is an Exclusive McRae's Lettings & Management Instruction.

Entrance

Set back from Cavendish Road, the property is approached through a wrought iron gate with low level wall and pathway leading to the main front door, opening to:

Communal Hall

Understairs storage cupboard housing the electric meter. Door to Flat

Lounge/Bedroom (11' 10" x 13' 02") or (3.61m x 4.01m)

Large bay windows to the front elevation, wood effect flooring and high ceiling. Opens to:

Kitchen Area (11' 03" x 9' 05") or (3.43m x 2.87m)

Wall and base cupboards to one side with worktop surface, cooker, extractor fan above, fridge freezer. Sink unit. Door to:

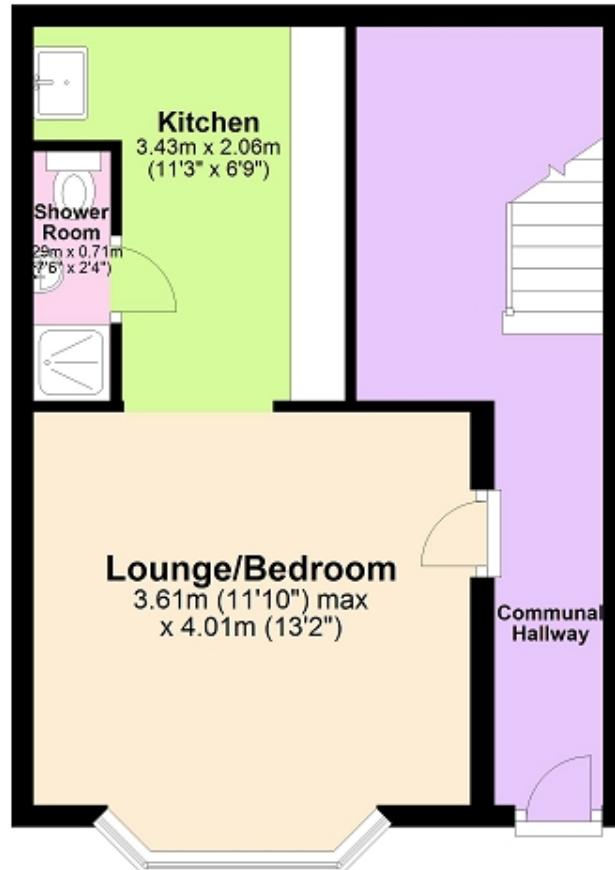
Shower Room (7' 06" x 2' 04") or (2.29m x 0.71m)

Shower Cubicle with wall mounted shower and folding door, sink basin and close coupled wc.



Ground Floor

Approx. 36.9 sq. metres (397.0 sq. feet)



Total area: approx. 36.9 sq. metres (397.0 sq. feet)

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+) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | | |
| (39-54) E | 43 | |
| (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.

