

McRae's

The Avenue, Highams Park, E4 9LB

**“A BIG FIRST FLOOR CONVERSION FLAT
2 BEDROOMS, UNFURNISHED
CLOSE TO CENTRE & STATION”**



£1,500 Monthly

Occupying a brilliantly convenient location, Just a short level walk of Highams Park Centre, facilities & station, a really spacious first floor flat, forming part of a converted Victorian Residence, being offered for rent unfurnished.

The accommodation comprises, a ground floor communal entrance hall with stairs rising to 1st floor, a reception hall, sizeable bay fronted lounge, Neatly fitted kitchen, two bedrooms, and bathroom WC.

Entrance

The property is set back from The Avenue with an approach path to one side leading to a recessed entrance porch opening to a communal reception hall with stairs rising to first floor and door to flat.

Reception Hall (14' 06" x 2' 08" Min x 7' 1" M) or (4.42m x 0.81m Min x 2.16m Max)

Off the reception hall access can be gained to each of the bedrooms, bathroom, kitchen and the lounge which located at the rear of the building.

Lounge (11' 05" Max x 13' 0") or (3.48m Max x 3.96m)

The lounge has a lovely wide bay fronted elevation with an outlook across local gardens.

Kitchen (5' 0" x 10' 02") or (1.52m x 3.10m)

The kitchen has some fittings to one side including a single drainer sink unit, double wall mounted cupboard, a 4 burner gas hob with oven beneath and space to one side for a fridge freezer. There is a wall mounted gas boiler.

Bedroom 1 (11' 02" x 13' 05") or (3.40m x 4.09m)

An excellent double room!

Bedroom 2 (6' 04" x 10' 10") or (1.93m x 3.30m)

Another good size bedroom with an aspect of the side of the house.

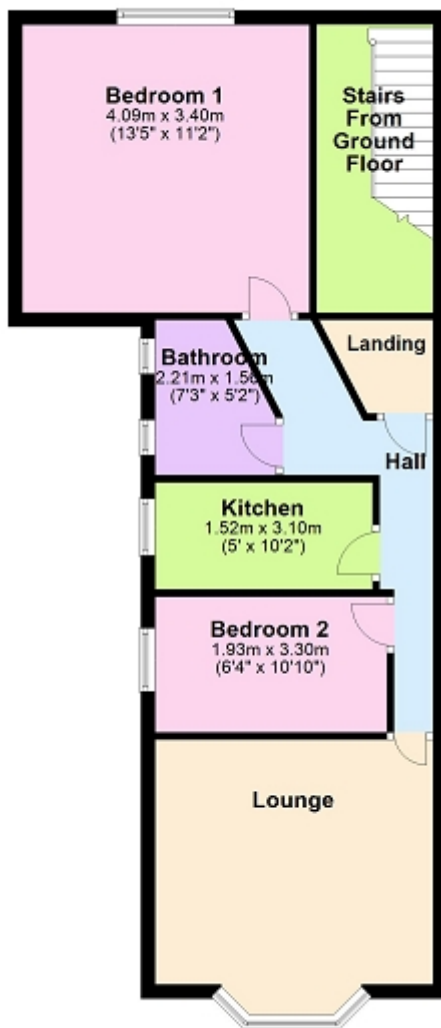
Bathroom (7' 03" x 5' 02" Max x 3' 3" Min) or (2.21m x 1.57m Max x 0.99m Min)

This space comprises a pedestal wash hand basin, toilet, panel bath with mixer tap and shower mixer attachment together with a shower screen. There are two windows and the walls are partly tiled.



First Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 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	70	79
(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.

