

# McRae's

The Avenue Highams Park E4 9SF

Superb opportunity to modernise  
A 2 bed ground floor apartment



**Guide Price £335,000**

**Set back from The Avenue in one of the most popular purpose-built blocks in Highams Park we are delighted to offer this spacious 2 bedroom ground floor apartment with a garage en bloc and very well maintained communal gardens!**

**The property has lots of potential and benefits from a 14ft lounge kitchen bathroom W.C. 2 good sized double bedrooms as well as plenty of built in cupboard and wardrobe space!**

**This share of freehold apartment is tailor made for an opportunity to modernise as its situated just a few minutes walk from the local shops restaurants schools and main line train station linking in to London Liverpool Street in just 20 minutes! (Approx)**

### **Entrance**

Panelled door with glazed inset allowing access to the hallway with storage cupboards and each room off

**Reception Hall (13' 02" Max x 3' 09" Max) or (4.01m Max x 1.14m Max)**

L shaped

Wall mounted electric thermostat underfloor heating power points light switch and three great sized cupboards one that houses the hot water tank and immersion heater another that contains the electric meter and the remaining one is ideal for storage space.

**Lounge (13' 0" x 14' 03" ) or (3.96m x 4.34m)**

Wooden panel door wall mounted electric thermostat power points light switch and double glazed UPVC doors to the front elevation (with casement windows to side and top) opening out onto the bright well maintained communal gardens.

**Kitchen (13' 0" x 6' 08" ) or (3.96m x 2.03m)**

panelled door opening to: small selection of wall and base units worktop space part tiled walls concrete flooring power points double glazed window to front elevation single sink unit with drainer and mixer tap space for fridge freezer and plumbing provision for washing machine.

**Bedroom 1 (15' 09" x 10' 09" ) or (4.80m x 3.28m)**

Panelled door double glazed window to rear elevation air vent built in wardrobes power points and light switch.

**Bathroom (5' 06" x 6' 09" ) or (1.68m x 2.06m)**

Part tiled walls tiled flooring pull cord light switch wall mounted chrome towel rail single sink unit with mixer tap low flush W.C double glazed window to front elevation shower pull cord panelled bath with separate taps wall mounted electric shower with overhead shower attachment.

**Bedroom 2 (12' 0" x 9' 05" ) or (3.66m x 2.87m)**

Panelled door electric wall mounted thermostat built in cupboard with top boxes air vent double glazed windows to rear elevation power points and light switch.

### **Outside**

The property benefits from a useful garage En-Bloc at the rear as well as well-maintained communal gardens at front of the property.

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### Ground Floor

Approx. 70.9 sq. metres (763.3 sq. feet)



Total area: approx. 70.9 sq. metres (763.3 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>		
(21-38) <b>F</b>	32	
(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.

