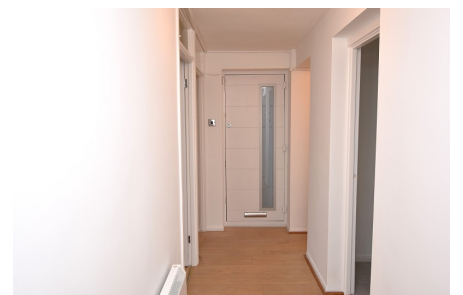


# McRae's

Larkwood Court, 153 The Avenue, Highams Park, London. E4 9SF

Immaculate 2 Bed Ground Floor Flat...  
With Parking Space & Long Lease...



**Guide Price £359,995 Leasehold**



**Set back from The Avenue, we are delighted to offer this stunning ground floor 2 bedroom apartment, with no onward chain!**

**Immaculately presented, the internal accommodation features a nice wide entrance hall, a 14ft lounge offering plenty of natural light, two generously sized bedrooms, a large contemporary black and white shower/bathroom/W.C., with a super fitted kitchen with space for a breakfast bar if required!**

**This apartment also benefits from plenty of storage space, neatly kept communal gardens together with its own allocated parking space! It would make a perfect first time purchase or an ideal buy to let, but either way, its ready to move into!**

**Location wise, you are well within distance to Highams Parks mainline train station and schools, as well as the local village shops, cafes and restaurants being just a short walk away.**

**Call now to book your viewing!**

### **Entrance**

Entrance to the ground floor flat is gained via the composite part glazed front door, providing access to:

**Cloaks Area (2' 09" x 6' 02") or (0.84m x 1.88m)**

A handy and convenient cloaks/storage area with an air vent to the side of the hall.

**Hallway (13' 02" x 3' 09") or (4.01m x 1.14m)**

Composite front entrance door, a wall mounted alarm key pad, laminate flooring, a wall mounted electric storage heater, plus a panel door opening to storage cupboard housing the hot water tank, and electric meter together with wooden shelving.

**Bathroom (6' 07" x 8' 03") or (2.01m x 2.51m)**

Panel door opening to tiled flooring, a large corner shower unit with sliding doors and wall mounted shower taps and square showerhead above, fully tiled walls, ceiling down lighters, a white and cream panel bath with mixer taps and handheld attachment, a built in square wash hand basin with mixer tap and a storage cupboard beneath, a low flush W.C., and a frosted double glazed window to there front elevation.

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

Tiled flooring, selection of glossy white wall and base cupboards (some of which are single glazed), together with pull out drawer space, wide black marble style worktops, plumbing provision for washing machine, space for electric cooker and overhead heat extractor, a single sink unit with drainer and mixer tap and a double glazed window to the front elevation.

**Lounge (14' 03" x 13' 06") or (4.34m x 4.11m)**

Panel door, coved ceiling, wooden style laminate flooring, a wall mounted electric storage heater, double glazed doors with casements to each side, with fitted louvre shutters opening out onto the delightful communal front gardens.

**Bedroom 1 (10' 09" x 16' 02") or (3.28m x 4.93m)**

Panel door, wooden style laminate flooring, a double glazed window to the side elevation and a wall mounted electric storage heater.



**Bedroom 2 (9' 01" x 12' 01") or (2.77m x 3.68m)**

Panel entrance door with top casement, laminate flooring, wall mounted electric storage heater, double glazed window to the side elevation, an air vent, a wall mounted alarm panel, a built-in storage cupboard with top boxes and a further air vent.

### **Outside**

At the front of the block, the lounge doors open out on to delightful communal gardens, where there is a lovely al fresco space for residents to enjoy! At the rear, there is the allocated parking spot, which is conveniently placed.


**EPC: E Council Tax Band C**





### Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

