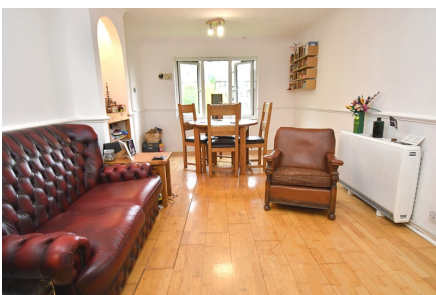


# McRae's

Higham Station Avenue, Chingford , E4 9UX

*2 Bedroom Top Floor Flat With Parking...  
Ideal First Time Purchase Or Investment Opportunity*



**Guide Price £289,995 Leasehold**

Set within a smart looking complex, along Higham Station Avenue, is this top floor 2 bedroom flat. The communal entrance on the ground floor has security entryphone system and stairs provide access to the top floor. The property opens up into a hallway, with access to the lounge dining room, 2 decent bedrooms, modern fitted kitchen, bathroom and storage space, double glazing and electric storage heating throughout completes the picture!

The property also benefits from an allocated parking space and visitor parking, and is set within well kept communal gardens.

This flat would make an ideal rental investment or a first time purchase, as it is located just a short walk from Highams Park schools, mainline train station (serving London Liverpool Street) and shops, as well as being in reasonable distance to Chingford Mount shopping facilities and transport links.

#### Communal Entrance

Comprises security entry phone system, post box, useful bike store, stairs rise to each floor.

#### L-shaped hallway (9' 03" x 4' 03") or (2.82m x 1.30m)

L shaped hallway, wood effect flooring, a wall mounted security intercom system, an attractive arched alcove, useful storage cupboard, access to the lounge, both bedrooms and bathroom off. Hatch to loft storage space, which currently houses a communal water tank. It is also boarded and power connected with a pull down ladder.

#### Lounge Dining Room(18' 02" x 10' 03") or (5.54m x 3.12m)

This great sized living dining space features wood effect flooring, dado rail, coved cornice ceiling, built in arched storage alcove, wall mounted electric storage heater, plus a double glazed casement window to the rear aspect overlooking the well maintained communal gardens.

#### Kitchen (7' 05" x 8' 01") or (2.26m x 2.46m)

Comprises a selection of wall and base cupboard units, ample worktop space, single sink unit with mixer tap and drainer, part tiled walls, recess and plumbing provision for washing machine, space for both a tall fridge freezer and electric cooker, tiled flooring. To the rear elevation, a double glazed casement window overlooks the pleasant view of the communal gardens and beyond.

#### Bathroom (7' 08" x 6' 07") or (2.34m x 2.01m)

Suite comprises a panel enclosed bath with mixer tap and shower attachment, low flush wc, pedestal and wash hand basin with separate taps, vinyl flooring, Double glazed replacement window to the side elevation. Door to linen/storage cupboard housing the hot water cylinder.

#### Bedroom 1 (8' 04" x 11' 11") or (2.54m x 3.63m)

Double glazed replacement window to the front elevation, coved cornice ceiling plus an arched access to the walk-in wardrobe/dressing area, wall mounted electric storage heater.

#### Walk In Wardrobe(4' 08" x 6' 08") or (1.42m x 2.03m)

With an arched entrance, this walk in wardrobe/dressing area, also features a useful built in vanity sink with a mixer tap, shelf to the side, as well as storage cupboard beneath.



#### Bedroom 2(5' 07" x 11' 11") or (1.70m x 3.63m)

Bedroom two includes a double glazed replacement window to the front elevation, useful storage recess, wall mounted electric storage heater.

#### Outside

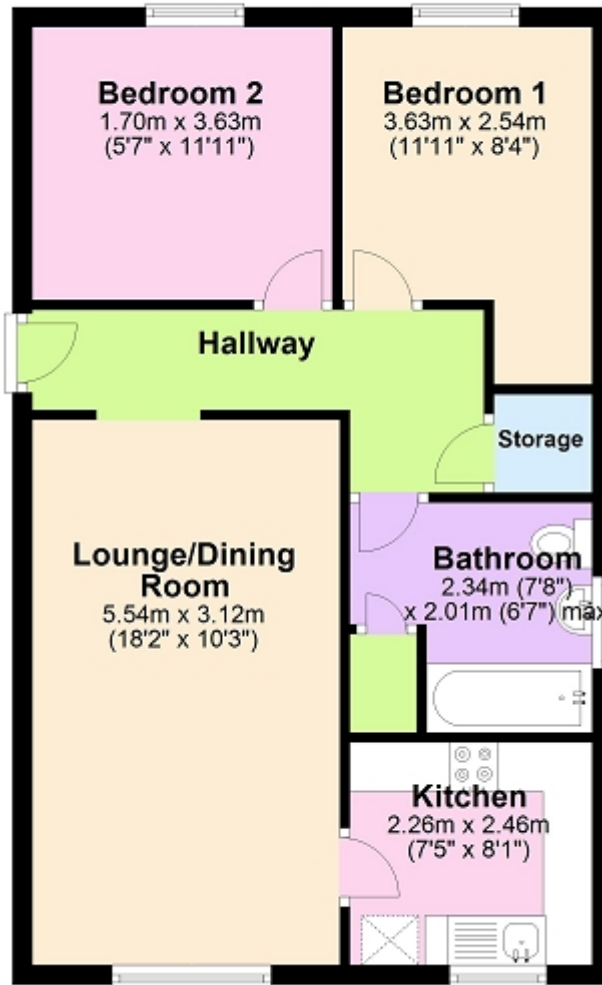
This property has the luxury of an allocated parking space that is situated at the far end of the block, and can easily be seen from the bedroom window above. To the rear of the block, is a very well maintained communal garden with rotary airers, offering clothes drying facilities.

#### Local Authority & Council Tax Band

London Borough of Waltham Forest  
Band C



### Top 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>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(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.

