

McRae's



35 Falmouth Avenue, Highams Park, London, E4 9QN.

Guide Price:
£348,000 Leasehold

Immaculately Presented One
Bedroom Apartment With Parking...
Chain Free And A Short Walk From
Highams Park Village & Lake...

Entrance:

UPVC entrance door with casements to each side, a wall mounted security entry phone door release, opening to the communal hall, stairs to first floor, and a door to the flat.

Inner Lobby: (3' 04" x 2' 09") or (1.02m x 0.84m)

Entrance door to the flat provides access to the inner lobby which opens into:

Reception Hall: (14' 08" x 2' 08") or (4.47m x 0.81m)

The reception hall includes a wall mounted security entry phone system, a smoke alarm and access doors to two

useful storage cupboards, plus each room off.

Lounge: (15' 0" x 11' 0") or (4.57m x 3.35m)

This luxurious and modern living space lets in plenty of natural light and features coved cornice ceiling, laminate flooring, a double radiator and two double glazed windows to the front elevation, overlooking the well maintained front gardens.

Kitchen: (8' 07" x 7' 08") or (2.62m x 2.34m)

This stylish, modern fitted kitchen includes part tiled walls, light grey flooring, space and plumbing provision for a washing machine, a single sink with drainage unit and mixer tap, return worktops, a selection of pull out drawer storage, base cupboards and wall mounted units, (one of which houses the boiler), a double radiator, space for a gas

or electric cooker, plus a double glazed window to the side elevation.

Shower Room WC: (5' 06" x 7' 04") or (1.68m x 2.24m)

Designed in a clean white, grey and chrome colour scheme, this sleek and contemporary Shower Room/W.C. incorporates fully tiled walls, grey flooring, a wall mounted chrome heated towel rail, a single sink unit with a mixer tap and cupboard beneath, ample built in shelving, an air vent, a frosted double glazed window to the side elevation, a low flush WC, a corner "pull to" shower with clear screens, a wall mounted hand rail, shower controls with an additional overhead attachment.

Bedroom 1: (14' 04" x 11' 09") or (4.37m x 3.58m)

Coved cornice ceiling, laminate flooring, double radiator, and two double glazed windows to the rear aspect providing a pleasant view over the rear communal gardens.

Storage Cupboard 1: (2' 05" x 3' 07") or (0.74m x 1.09m)

Includes laminate flooring, electric meter, plus additional shelving.

Storage Cupboard 2: (2' 05" x 3' 07") or (0.74m x 1.09m)

Includes laminate flooring and shelving - An ideal storage facility or potentially a cloaks space.

Outside:

Front Communal Garden:

Attractively presented, the development is fronted by lush green hedges and incorporates a handy bin storage area to the side. Further up, are shaped lawns and planting beds together with a front and side pathway that leads up to the centrally placed entrance door. To the right hand side is a smart gravel drive that provides communal access to the rear garden and your own allocated parking space.

Rear Communal Garden:

The rear aspect of the development encompasses resident and visitor parking (your space included), as well as neatly maintained communal lawns on both sides, one of which is crescent shaped with a nice mix of planted borders, allowing a lovely selection of trees and hedges to grow.

EPC Rating: C

Local Authority Council Tax Band: C



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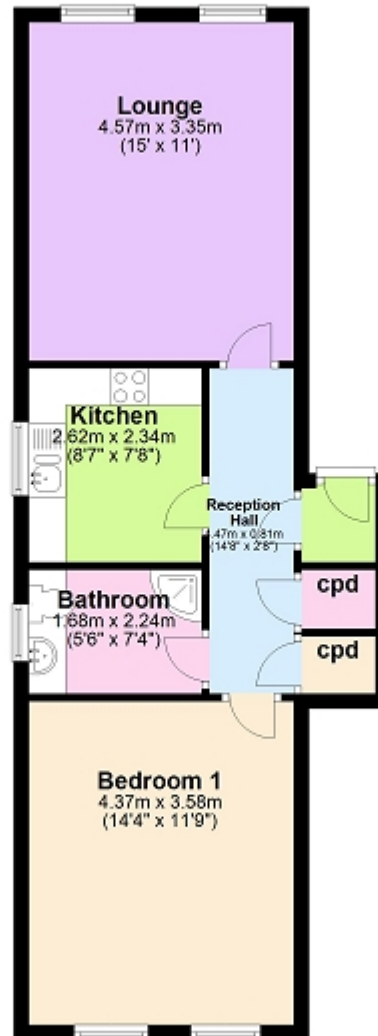






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First Floor



This floorplan is for guidance only and is NOT to scale.
Plan produced using PlanUp.

McRae's

McRae's Property Services

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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.