

# McRae's

Rodings Court, The Avenue, Highams Park, E4 9RP

*“...A Stylish Ground Floor One Bedroom Apartment...  
...With Communal Gardens...  
& Secure Underground Parking Space...”*



**Guide Price £330,000 Leasehold**

**Situated on the ground floor of this sought after development, fronting The Avenue and set in communal gardens, we are delighted to offer this fabulous 1 BEDROOM APARTMENT that comes with a secure underground parking space.**

**The Internal layout of this property includes an entrance hall that provides access to the stunning open plan lounge/kitchen, a spacious double bedroom with two sets of fitted wardrobes (and a further storage cupboard) together with a smart, contemporary black and white bathroom/W.C.**

**This is a fantastic opportunity for first time buyers/Investors/downsizers or commuters, as the flat is also conveniently placed for all surrounding facilities including Highams Park Village Centre and the mainline station serving Liverpool St., London, Walthamstow Central and the Victoria line.**

**Also nearby, is access to the local motorways (A406 and M11), the 275 bus route, plus Highams Park's scenic lake for some glorious walks!**

### **Entrance**

The entrance is situated on Falmouth Avenue, set back from the road, secure entry phone system, opening up to the communal hallway and the door to the flat.

### **Hallway (10' 0" x 2' 09") or (3.05m x 0.84m)**

Providing access to the lounge, double bedroom and bathroom off.

### **Lounge (14' 05" x 9' 07") or (4.39m x 2.92m)**

A stylish and generously proportioned living space, featuring double glazed replacement window to the front elevation overlooking the well maintained communal grounds and The Avenue. Contemporary style radiator, coved cornice ceiling, wall mounted door entryphone system. Open Plan to:

### **Kitchen (6' 06" x 9' 06") or (1.98m x 2.90m)**

A sleek and contemporary range of fitted wall and base units in a matching design, work surfaces on three sides, single bowl sink unit with mixer tap and drainer, built in electric oven and hob (with extractor fan above), integrated goods include a fridge freezer and plumbing/provision for washing machine. Being dual aspect, with double glazed replacement windows on two sides providing lots of natural light.

### **Bedroom 1 (12' 10" x 9' 05") or (3.91m x 2.87m)**

This bright and spacious double bedroom includes coved cornice ceiling, electric radiator to one side, double doors open up to wardrobe space, storage cupboard, double glazed window to the front elevation, overlooking the communal gardens and The Avenue beyond.

### **Bathroom (5' 07" x 6' 03") or (1.70m x 1.91m)**

This super bathroom comprises tiled walls and flooring, panel enclosed bath with period style mixer tap and hand held shower attachment, shower screen, wall mounted heated towel rail, low flush W.C., vanity wash hand basin with mixer tap and storage beneath.

### **Outside**

Set back from the Avenue, and siding on to Falmouth Avenue, this sought after development benefits from secure underground parking accessed from The Avenue through a remote controlled shutter. To the rear of the block, is a communal garden area to enjoy featuring lawned area, as well as tiled paving, in addition to some well maintained flower beds.

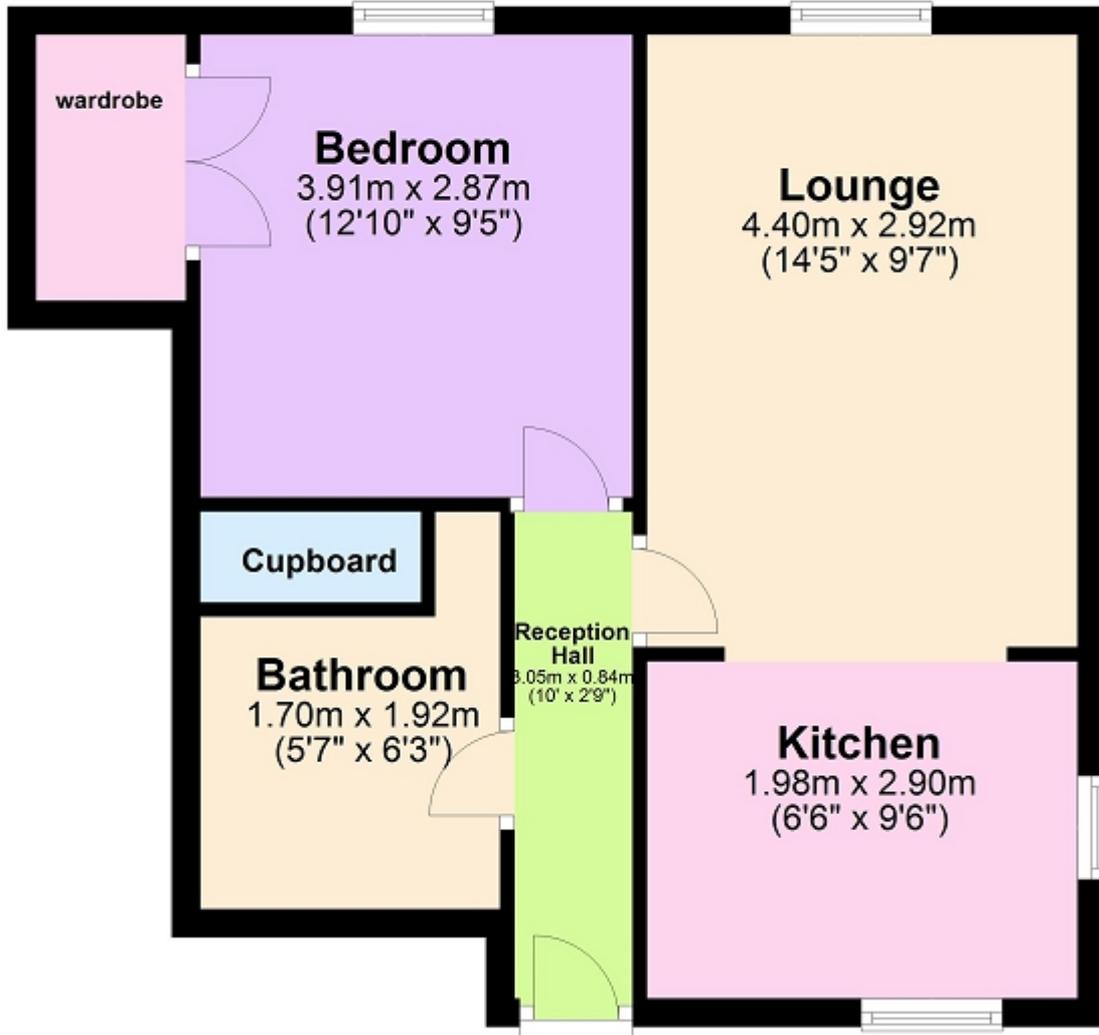
### **Local Authority & Council Tax Band**

London Borough of Waltham Forest  
Council Tax Band C





## Ground Floor



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>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.