

McRae's

Capital House, 454 Larkshall Road, Highams Park, E4 9HH

“A Modern, Contemporary 2 Bedroom First Floor Flat
Perfect For Commuting Into The City”



£1,350 Monthly

This first floor apartment offers modern contemporary living with open plan lounge and fitted kitchen with some appliances, 2 good size bedrooms and bathroom. Ideally located in the heart of Highams Park Village Centre, perfect for the mainline station serving Liverpool St, London, together with Walthamstow Central and the Victoria Line! The property will be available MID APRIL 2023 and is offered unfurnished!

Communal Entrance

Secure entryphone system provides access to this very well kept communal area, with steps leading to the first floor.

Reception Hall (10' 08" x 5' 01" Min) or (3.25m x 1.55m Min)

Having a wall mounted entryphone and access off to the open plan lounge kitchen, both bedrooms and bathroom.

Open Plan Lounge Kitchen

Lounge Area (17' 02" x 11' 03") or (5.23m x 3.43m)

Spacious lounge/dining area with Oriel style window to the rear aspect with a quiet outlook, plenty of power points, wood style laminate flooring, cupboard housing boiler.

Kitchen Area (6' 05" x 11' 03" Max) or (1.96m x 3.43m Max)

Modern kitchen with plenty of worktop space, comprises wall and base units in a matching design, electric oven, gas hob and canopy style extractor above, single bowl sink unit with mixer tap, perspex splashback surround.

Bedroom 1 (11' 06" x 10' 07") or (3.51m x 3.23m)

Dual aspect with double glazed windows to both the rear and side and therefore allowing lots of natural light to flow in, radiator, power points.

Bedroom 2 (8' 06" x 8' 08") or (2.59m x 2.64m)

Double glazed window to the rear aspect, radiator beneath.

Bathroom (6' 09" x 5' 02") or (2.06m x 1.57m)

Contemporary suite with panel enclosed bath, mixer tap with wall mounted shower attachment, glazed shower screen, vanity wash hand basin with mixer tap and storage cupboard beneath, btw toilet with wall mounted flush, fully tiled to walls and floor.



First Floor

Approx. 58.6 sq. metres (630.9 sq. feet)



Total area: approx. 58.6 sq. metres (630.9 sq. feet)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92+) A			Very environmentally friendly - lower CO ₂ emissions (92+) A		
(81-91) B	84	84	(81-91) B	89	89
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.

