



william rose  
Larkwood Court, E4

Approximate Gross Internal Floor Area : 72.98 sq m / 786 sq ft



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 19/5/2025

Flat 7, Larkwood Court The Avenue, Highams Park, London, E4 9SF

£385,000

2 Bedrooms / 1 Receptions / 1 Bathrooms

786.00 sq ft

Apartment

Council Tax Band: C

Local Authority: Waltham Forest



## Key Features:

- Ground floor flat on The Avenue
- Direct access to communal garden
- Modern, well-equipped kitchen
- Close to Highams Park Station
- Over 780 Square Feet
- Bright and airy reception room
- Moments away from Highams Park Lake
- Allocated Parking Space
- Communal Gardens
- Long lease 959 years



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

