



First Floor

william rose
Larkwood Court, E4

Approximate Gross Internal Floor Area: 72.28 sq m / 778 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.

lpaplus.com

Date: 5/5/2025

3 Larkwood Court The Avenue, Highams Park, London, E4 9SF

Guide Price £400,000

2 Bedrooms / 1 Receptions / 1 Bathrooms

sq ft

Apartment

Council Tax Band: C

Local Authority: Waltham Forest



Key Features:

- 2 double bedroom apartment
- Popular development
- Close to station
- Excellent location
- No chain
- Garage
- Excellent condition
- Storage
- Own front door
- Short walk to lake and forest



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	82
England & Wales	EU Directive 2002/91/EC	

