


Directions

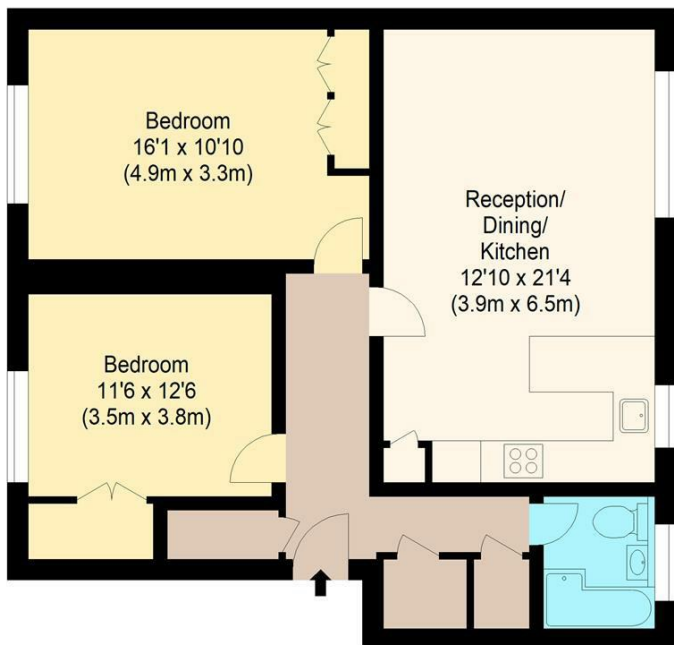
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

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



First Floor
william rose

Larskwood Court, E4

Approximate Gross internal Floor Area : 72.28 sq m / 778 sq ft



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

Guide Price £400,000

- 2 double bedroom apartment
- Close to station
- No chain
- Excellent condition
- Own front door

- Popular development
- Excellent location
- Garage
- Storage
- Short walk to lake and forest

3 Larkwood Court The Avenue, London E4 9SF

Located in this popular development is this immaculate 2 bedroom first floor apartment. The pretty is finished to an exceptional standard and sold chain free.



Council Tax Band: C



Larkwood Court is a sought-after and well-maintained development situated along The Avenue in the desirable area of Highams Park. This beautifully presented first-floor apartment offers two spacious double bedrooms and has been meticulously cared for by its current owners, finished to an exceptional standard with no expense spared.

The apartment boasts bright, airy living spaces, including a stunning open-plan kitchen with luxury fittings that seamlessly flows into the lounge. Both bedrooms feature built-in wardrobes, complemented by a sleek modern bathroom and a separate utility/storage room. Additional highlights include ample storage throughout, a private front door, and a garage en bloc.

Ideally located for commuters, Highams Park Station is just a short walk away, offering direct connections to Liverpool Street and easy access to the Victoria Line. The area is also rich in green spaces, with Highams Park Lake and fields just a stone's throw away, perfect for outdoor recreation.

Property Information / Disclaimer

LEASEHOLD

Lease Length: 959 years remaining

Service Charge: 1500pcm

EPC Rating: C

Council Tax Band: C Waltham Forest

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.