

Directions

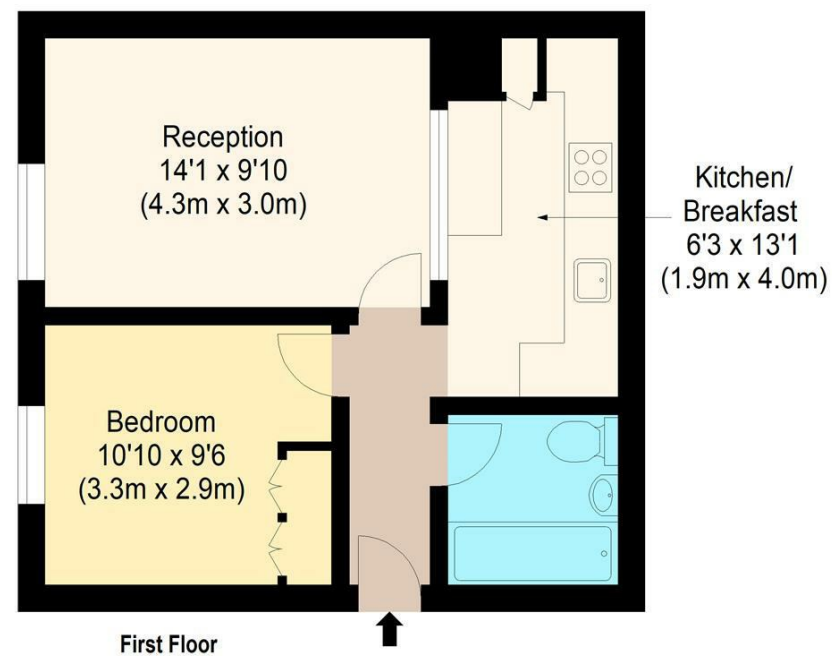
Viewings

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

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



william rose
Rodings Court, E4

Approximate Gross internal Floor Area : 39.02 sq m / 420 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: 22/5/2025



Flat 13, Rodings Court 134 The Avenue, Highams Park, London, E4 9RP

Offers Over £285,000

- New Lease on Completion
- Allocated Underground Parking Space
- EPC Rating B
- Lift Access
- Large Kitchen and Breakfast Area
- One Bedroom First Floor Flat
- Moments from Highams Park Station
- Leasehold
- Council Tax Band C
- Close to Highams Park Lake

Flat 13, Rodings Court 134 The Avenue, London E4 9RP

A well-presented one-bedroom first floor flat located in the popular Rodings Court development in Highams Park, with a new extended lease on completion. The property features a generous reception room, separate kitchen/breakfast area, double bedroom, and modern bathroom. Ideally situated just a short walk from Highams Park Station and close to local shops, schools, and the open green spaces of Highams Park and Epping Forest. Perfect for first-time buyers or investors.

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B

Council Tax Band: C



NEW LEASE ON COMPLETION

Situated within the sought-after Rodings Court development on The Avenue, this well-presented one-bedroom first-floor flat offers a comfortable and thoughtfully arranged living space in the heart of Highams Park. The property features a spacious reception room ideal for relaxing or entertaining, a separate kitchen/breakfast area with ample storage and worktop space, a good-sized double bedroom, and a modern bathroom. Its well-proportioned layout and natural light throughout make it perfect for first-time buyers, downsizers, or investors.

Rodings Court enjoys a prime location just moments from Highams Park Overground Station, providing direct links to London Liverpool Street, making daily commuting quick and easy. The property benefits from its own allocated underground parking space. The surrounding area offers a fantastic blend of urban convenience and green open spaces. Just a short stroll away is the beautiful Highams Park Lake and the edge of Epping Forest, offering scenic walking and cycling routes, picnic spots, and a tranquil escape from city life.

The local area also boasts a variety of independent cafés, shops, and supermarkets, along with popular eateries and community amenities. With its great location, generous living space, and easy access to both nature and city life, this charming flat is a rare opportunity to enjoy the best of both worlds in one of East London's most desirable neighbourhoods.

EPC Rating: B
Leasehold: 125 Years Remaining
Service Charge: approx. £1,700 per annum
Ground Rent: £100 per annum
London Borough of Waltham Forest
Council Tax Band: C

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.