

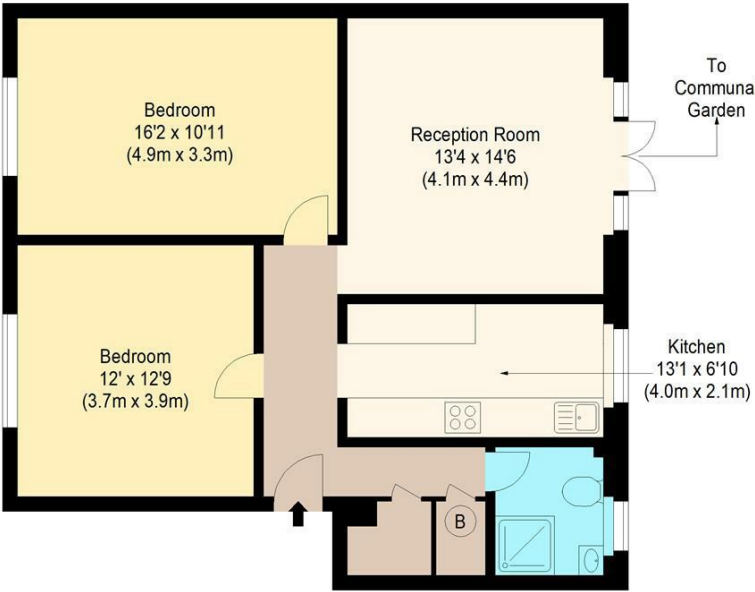
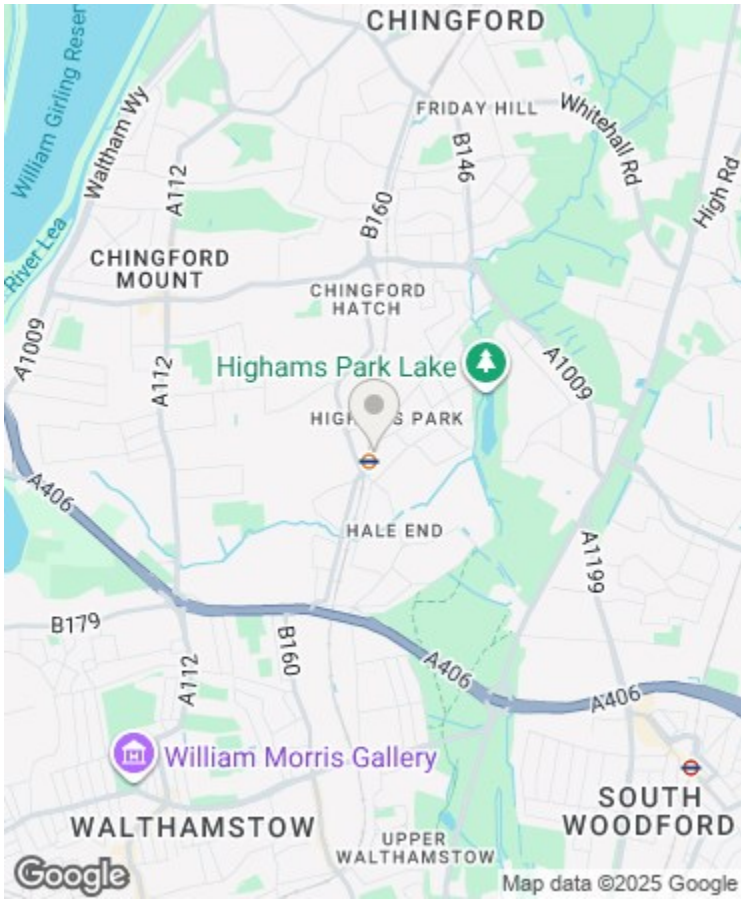
Directions

Viewings

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

EPC Rating

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		
England & Wales	EU Directive 2002/91/EC	



william rose
Larkwood Court, E4

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



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

£385,000

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



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: 19/5/2025

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

A spacious two-bedroom ground floor flat set within a popular development on The Avenue. Features include a bright reception room with direct access to a communal garden, modern kitchen, and two generous double bedrooms.

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Council Tax Band: C



Located in the popular Larkwood Court development on The Avenue in Highams Park, this ground floor two-bedroom flat offers spacious, well-designed living in a highly convenient setting.

The property opens into a central hallway leading to a bright and generously sized reception room, perfect for both relaxing and entertaining. The adjoining kitchen is modern and practical, offering plenty of storage and worktop space, ideal for everyday cooking and hosting.

Both bedrooms are good-sized doubles, filled with natural light and providing comfortable, versatile spaces for sleeping, working, or unwinding. The bathroom is well-fitted and easily accessible from all rooms.

One of the standout features of this home is the direct access from the reception room to a communal garden, offering a peaceful outdoor space to enjoy throughout the year.

Set in the heart of Highams Park, the flat is just a short distance from local shops, cafes, and green spaces including Highams Park Lake and Epping Forest. Only a few moments from Highams Park Overground Station getting you into Liverpool Street in around 25 minutes. This is an ideal home for first-time buyers, downsizers, or anyone looking for a well-located and well-proportioned property.

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.