

## Directions

## Viewings

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

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	77
(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	

Ground Floor  
Approx. 45.4 sq. metres (488.6 sq. feet)  
(excluding Garden)



Garden  
19.16m x 4.17m  
(62'10" x 13'8")

Total area: approx. 45.4 sq. metres (488.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Cavendish Road



## 3 Cavendish Road, Highams Park, London, E4 9NQ

Guide Price £350,000

- \*Guide Price £350,000 - £375,000\*
- Ground Floor Maisonette
- Large Rear Private Garden
- Victorian Period Features
- 138 Years Remaining

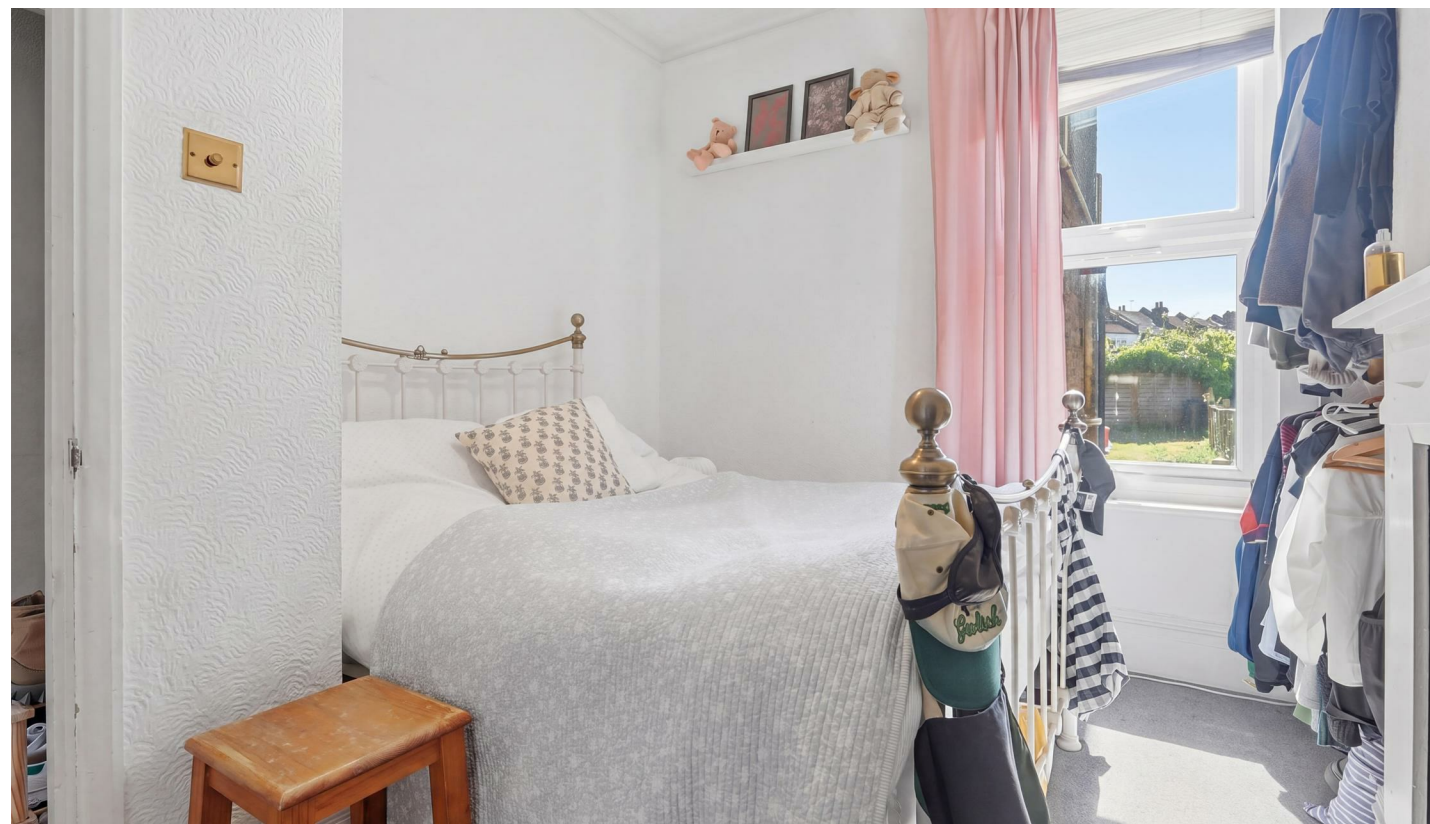
- One Bedroom
- Chain Free
- Moments from Highams Park Station
- Leasehold
- Walking distance to shops, restaurants, cafés and amenities

## 3 Cavendish Road, London E4 9NQ

\*Guide Price £350,000 - £375,000\* Sold chain free is this charming one bedroom ground floor maisonette on Cavendish Road, Highams Park. The property benefits from a large private rear garden just moments from local amenities, perfect for first time buyers or investors.



Council Tax Band: B



Tucked away on Cavendish Road in the ever-popular Highams Park, this well-presented ground floor property offers a practical and inviting layout, making it an excellent choice for first-time buyers or savvy investors alike.

The home opens into a welcoming entrance hallway that connects each room seamlessly. To the front, a bright and comfortable living room provides a relaxing space with a pleasant outlook, ideal for both everyday living and entertaining. The double bedroom is well-proportioned and positioned for privacy.

Towards the rear of the property, a fitted kitchen/diner serves as the heart of the home, with ample space for cooking and dining. This area leads through to a charming conservatory, creating an additional versatile living space that can be enjoyed year-round. From here, there is access to a generous private garden, perfect for outdoor relaxation or hosting guests.

The property also benefits from a family bathroom and a separate WC, adding convenience and functionality.

Ideally located, the home is within close proximity to Highams Park station, providing excellent transport links into central London, as well as a variety of local shops, cafes, and amenities. This combination of space, location, and potential makes it a fantastic opportunity not to be missed.

E.P.C Rating: C

Council Tax Band: B

London Borough of Waltham Forest

Leasehold (138 approx. years remaining)

Service Charge: £0 approx. per annum

Ground Rent: £0 approx. per annum

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.