



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Hitcham Road, London, E17 8HL
£1,700 Per Month

Enjoying a peaceful and quiet setting in a beautiful tree-lined street, this warm and welcoming first floor ex-Warner flat provides an appealing family home of modern comfort, flexibility and ultra-convenience.

It reveals a versatile layout offering a spacious lounging and dining area benefitting from a generously sized bay window, two double bedrooms enjoy east facing windows to catch the early morning sunrise and a refurbished kitchen and bathroom allow for a low maintenance and easy living lifestyle.

You'll enjoy all the hallmarks of this ex-Warner, from the beautiful red brick façade and unique front door to the striking iconic arch. The current owners have installed beautiful sash windows as well as a combination boiler to bring all the modern comforts to this classy family home.



Tenure: Leasehold
Lease Length: 116 years from 20/09/1991
Service Charge: £0
Ground Rent: £100 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,509 pa

ENTRANCE HALL

2'10" x 16'7" (0.88 x 5.08)

Single glazed opaque window and door the front aspect, stairs to the first floor landing, gas/electric meter cupboard, engineered oak flooring and power points.

FIRST FLOOR LANDING

2'11" x 11'3" + 5'10" x 12'4" (0.89 x 3.44 + 1.78 x 3.76)

Loft access and engineered oak flooring.

RECEPTION ROOM

17'3" x 13'6" (5.26 x 4.13)

Double glazed sash window to the front aspect, coved ceiling, engineered oak flooring, phone point, TV aerial point and power points.

KITCHEN

7'7" x 7'8" (2.32 x 2.36)

Double glazed window to the side aspect, vinyl flooring, tiled splash back, range of wall and base units with roll top work surfaces, integrated electric cooker with gas hob, extractor fan chimney style, sink and drainer unit, space for fridge/freezer, plumbing for washing machine and power points.

FAMILY BATHROOM

5'0" x 7'9" (1.53 x 2.38)

Single glazed opaque window to the side aspect, part tiled walls, single radiator, vinyl flooring, panel enclosed bath with mixer taps and thermostatically controlled shower, wash hand basin with mixer taps and low level WC

MASTER BEDROOM

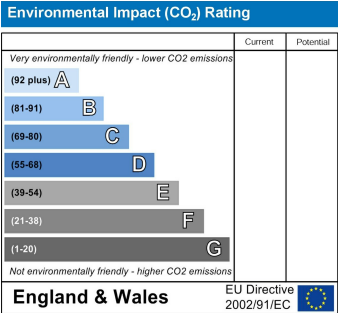
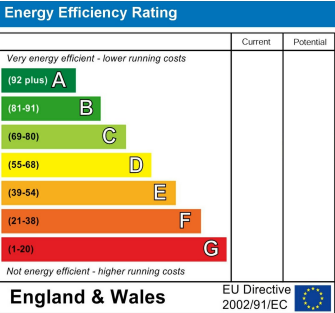
1056'5" x 10'10" (322 x 3.31)

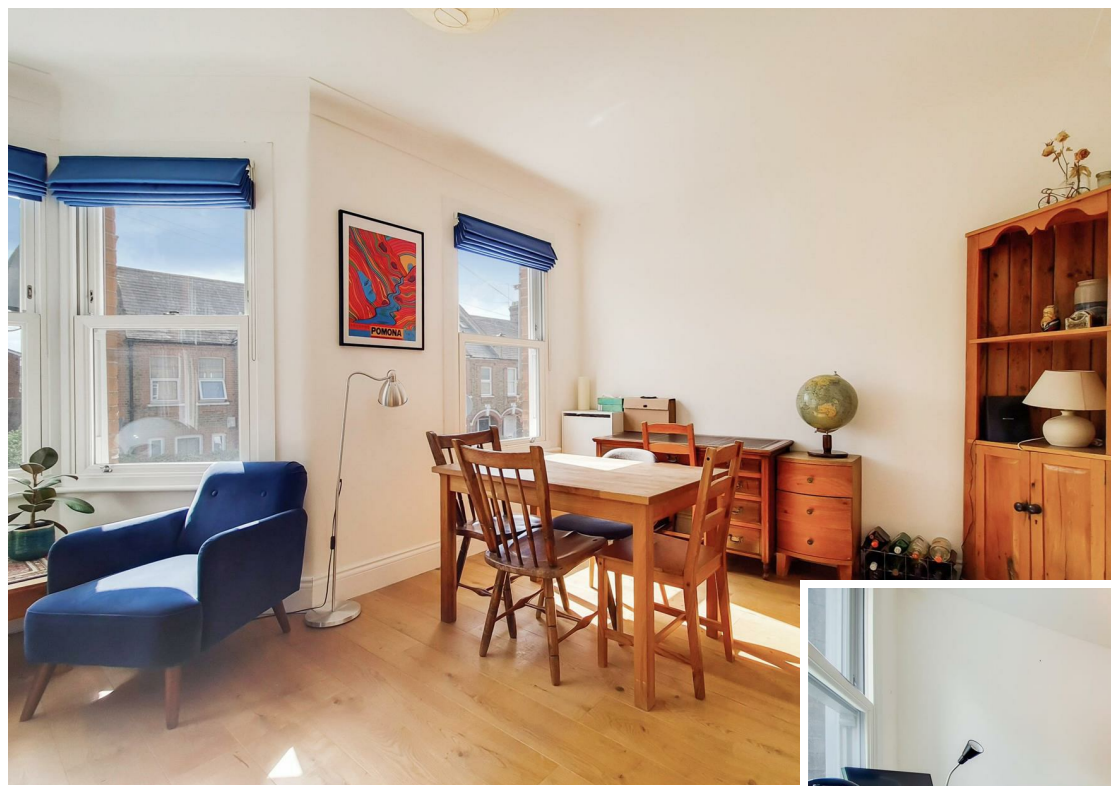
Double glazed sash window to the rear aspect, single radiator, carpeted flooring, phone point, TV aerial point and power points.

BEDROOM TWO

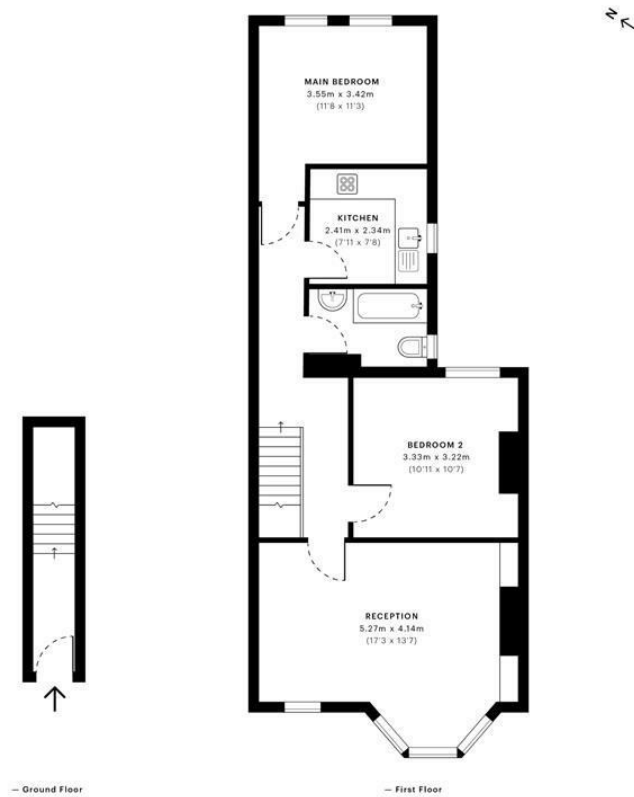
9'5" x 11'3" (2.89 x 3.43)

Double glazed sash window to the rear aspect, single radiator, carpeted flooring, TV aerial point and power points.









GROSS INTERNAL AREA (GIA)
The footprint of the property
64.79 sqm / 697.39 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
58.69 sqm / 631.73 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 61.91 sqm / 666.39 sqft
IPMS 3C RESIDENTIAL: 58.98 sqm / 634.86 sqft

SPID ID: 62cbe57bec1360d6294b75d5