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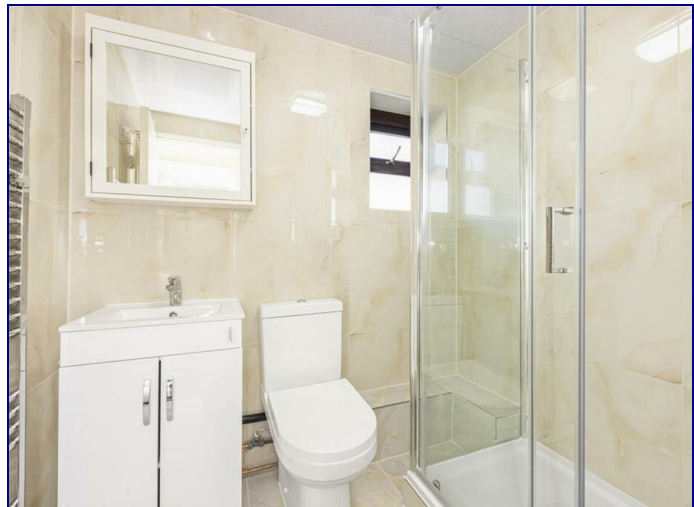
Blackhorse Lane, London, E17 6AD
£1,300 Per Month

Nestled in the vibrant area of Blackhorse Lane, Walthamstow, this charming one-bedroom flat presents an excellent opportunity for first-time buyers, professionals, or investors seeking a comfortable and conveniently located home.

The property features a well-proportioned double bedroom, a bright and welcoming reception room, a fitted kitchen, and a modern bathroom, offering a practical and stylish living space throughout.

One of the standout features of this home is its private garden, providing a wonderful outdoor retreat that is perfect for relaxing, entertaining, or enjoying a spot of gardening—an increasingly rare benefit in London.

Ideally situated within walking distance of Blackhorse Road Station, the property offers excellent transport links into Central London and beyond. A variety of local shops, cafés, restaurants, and other everyday amenities are also close by, making this an exceptionally convenient location.



Entrance Hall

5'6" x 3'1" (1.68m x 0.94m)

Laminate flooring.

Bathroom

4'5" x 6'1" (1.35m x 1.85m)

Tiled walls and flooring, heated towel rail radiator, shoer cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

Reception

11'5" x 11'9" (3.48m x 3.58m)

Double glazed bay window to front aspect, laminate flooring, double radiator and power points.

Kitchen

7'2" x 9'8" (2.18m x 2.95m)

Double radiator, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

Bedroom One

8'9" x 9'8" (2.67m x 2.95m)

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

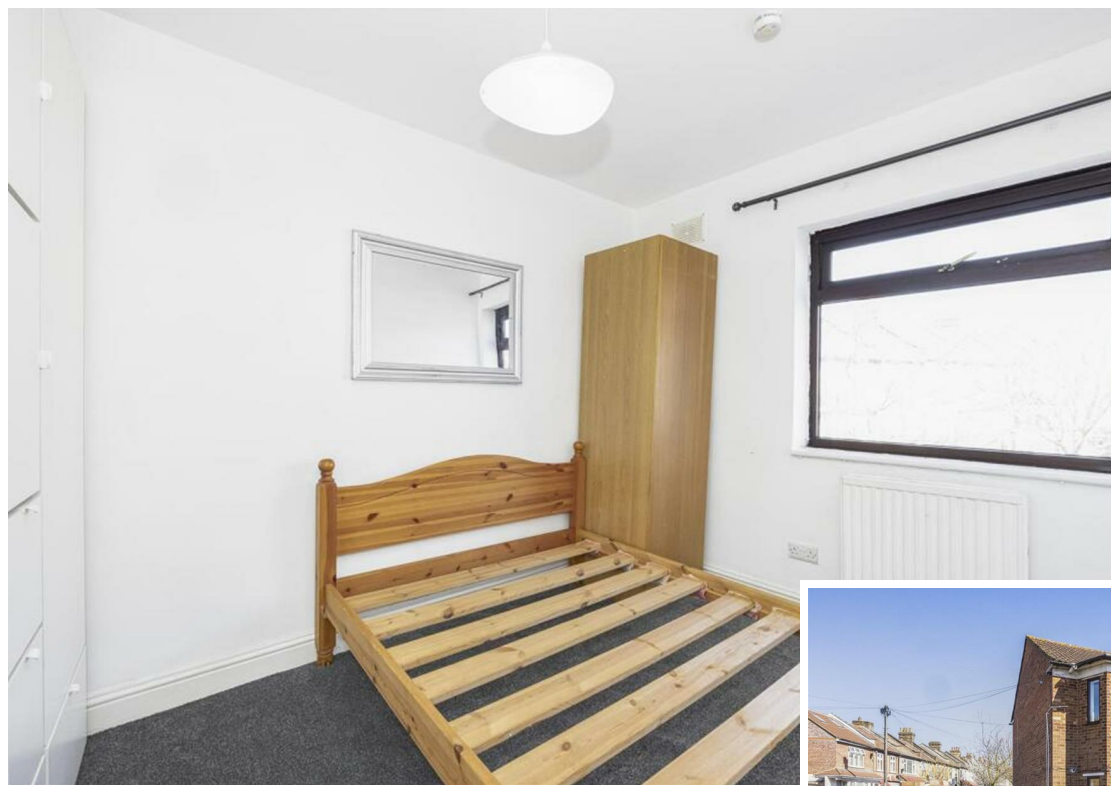
Bedroom Two

7'8" x 8'10" (2.34m x 2.69m)

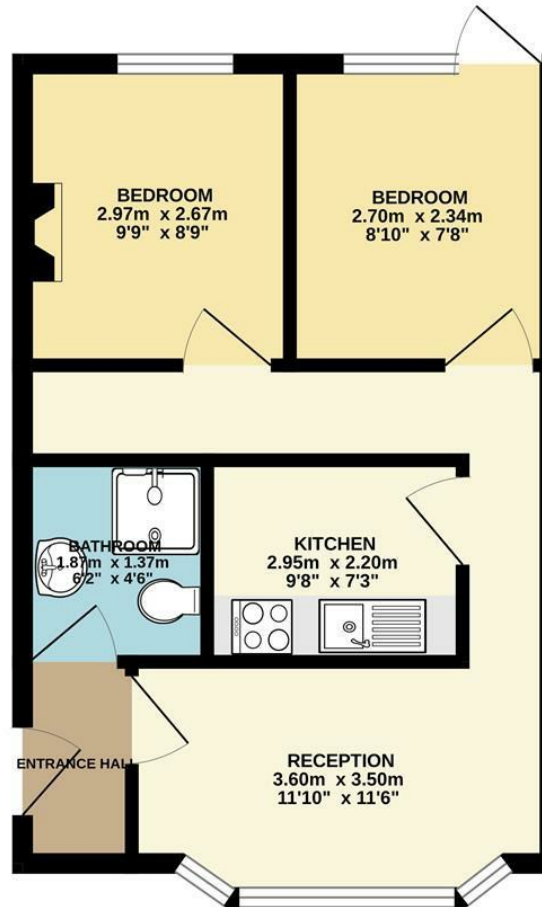
Double glazed window and door to rear aspect, double radiator, laminate flooring and power points.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
45.0 sq.m. (484 sq.ft.) approx.



Associated Offices in London, Essex and Hertfordshire
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