



www.kings-group.net

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Walthamstow E17 3AX
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St. Johns Road, Walthamstow, E17 4JH
£1,275

AVAILABLE NOW! Kings Group letting agents are proud to present this two bedroom first floor conversion flat. The property has been completely refurbished through out and comes furnished if desired. A brand new kitchen and bathroom have been installed and the property has had new flooring and plastering through out. The property is located just off of forest road and has easy access to Chestnuts playing fields just behind the Waltham Forest council building. This location also gives great access to Wood Street which combines Wood Street Station, and the very popular Wood Street shopping parade which consists of shops pubs, restaurants as well as a indoor Georgian market. Call today to avoid certain disappointment.



- * Two Bedroom Flat
- * Top Floor
- * Balcony
- * Chain Free
- * Fully Double Glazed
- * Gas Central Heating (untested)
- * Two Double Bedrooms
- * Double Aspect Lounge
- * Full Loft Access
- * Energy Rating: D

Lounge
14'2" x 11'9" (4.32 x 3.58)

Double glazed window to side and rear aspect, two single radiators, carpet, phone point, TV aerial point, power points and textured ceiling with centre rose.

Kitchen
6'10" x 6'4" (2.08 x 1.93)

Double glazed window to side aspect, double radiator, lino flooring, range of base and wall units with roll top work surfaces, tiled splash backs, electric oven and hob with extractor hood (untested), stainless steel sink and drainer unit, plumbing for washing machine, textured ceiling and spotlights.

Bathroom
7'7" x 4'11" (2.31 x 1.50)

Panel enclosed bath with mixer taps and shower attachment, hand wash basin with mixer taps and vanity unit under, low level flush WC, tiled walls, tiled ceiling, extractor fan and lino flooring.

Bedroom One
14'9" x 10'0" (4.50 x 3.05)

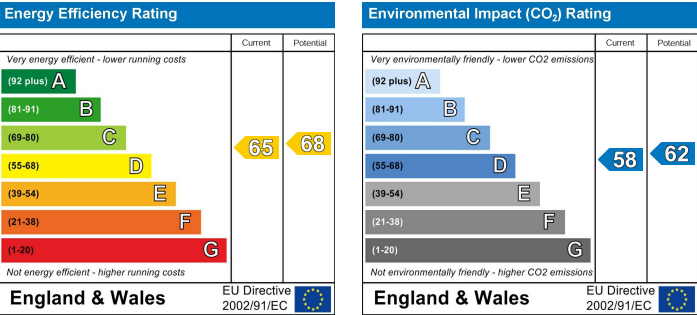
Double glazed window to front aspect, double radiator, carpet, textured ceiling and power points.

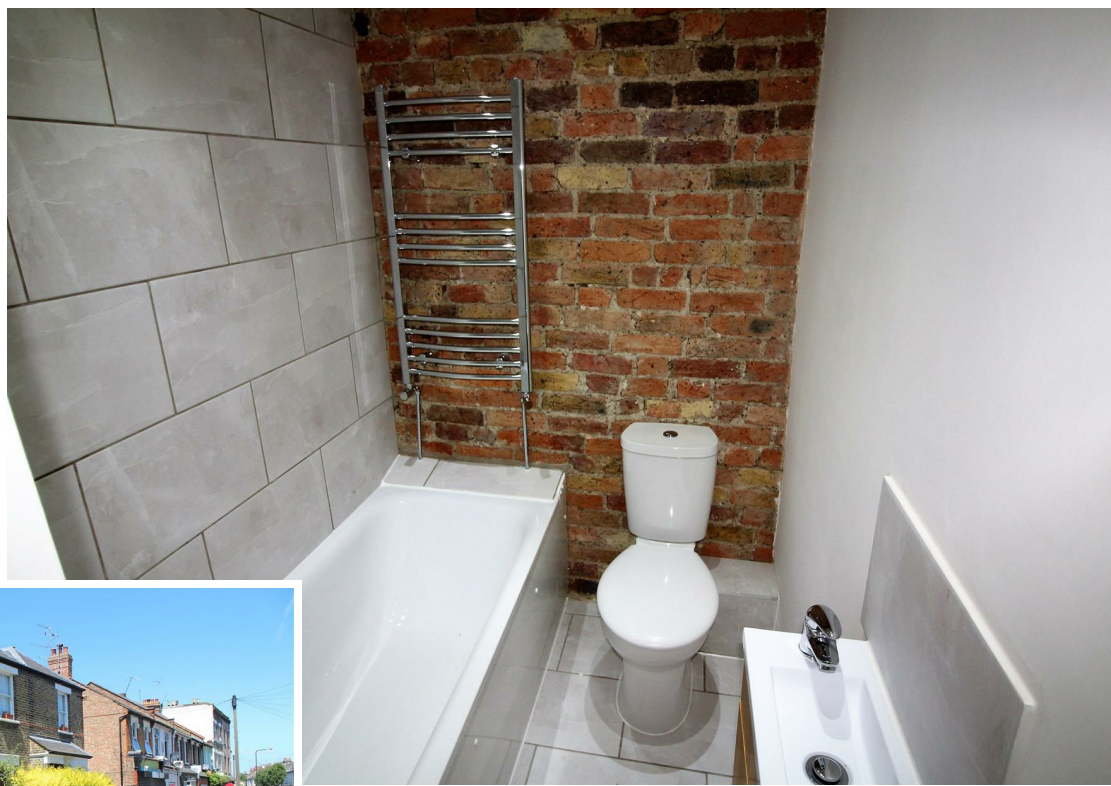
Bedroom Two
11'6" x 8'10" (3.51 x 2.69)

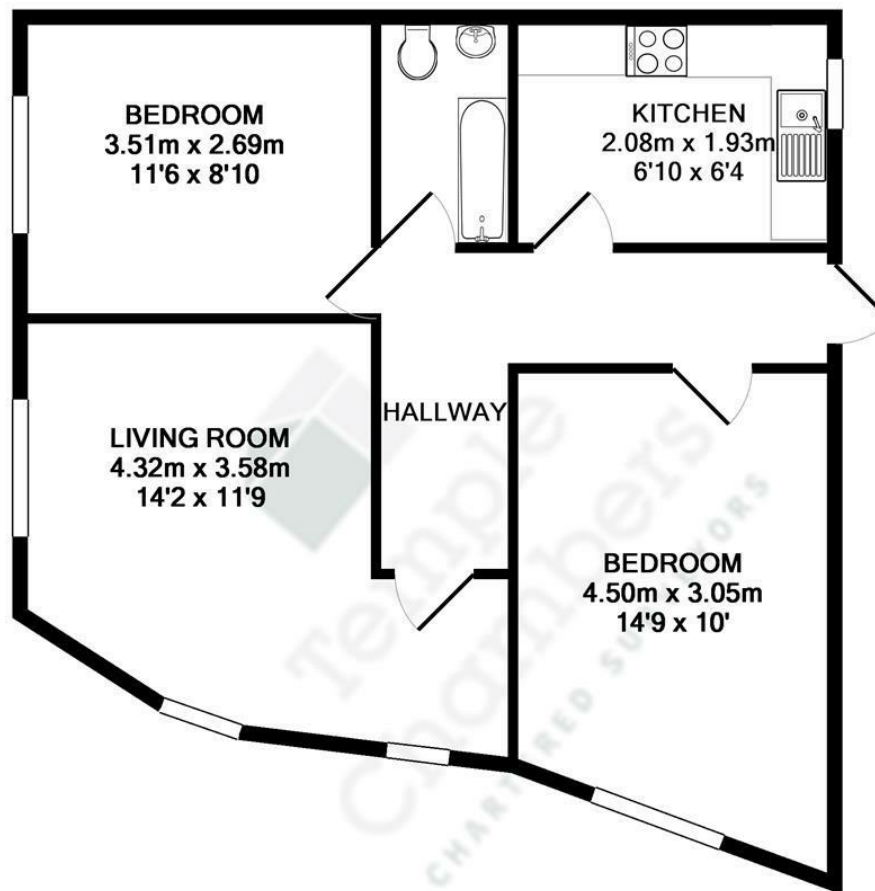
Double glazed window to rear aspect, double radiator, carpet, built in storage cupboard, power points and picture rail.

Starting bid £280,000

This property is being sold subject to unconditional reservation fee auction terms and conditions. A legal pack is available to download to allow buyers to make an informed decision on their purchase. We advise that buyers download this legal pack prior to bidding. A deposit will be payable of 5% of the purchase price, which contributes toward the overall purchase price of the property. In addition to the purchase price, a reservation fee of 4.5% including VAT subject to a minimum of £6,000 including VAT is payable and does not form part of the purchase price. All deposits and reservation fees are payable on a non-refundable basis. Where a reservation fee is payable by the buyer, the seller has opted to sell with no fees. As a result, a lower reserve price is usually agreed taking this into consideration.







TOTAL APPROX. FLOOR AREA 56.1 SQ.M. (604 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	65	68
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) 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	58	62
EU Directive 2002/91/EC		



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