



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
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1 Luther King Close, London, E17 8RS
£1,450 Per Month

Kings Group estate agents are proud to present this beautiful one bedroom first floor purpose built flat and also benefits from allocated parking. You are greeted at the property by a communal door benefitting from a phone entry security system. The property is located on the first floor and the front door opens into an entrance hall.

The entrance hall gives access to a large double bedroom with a sizeable window which floods the room with natural light. A fully tiled family bathroom is also accessible from the entrance hall and comes with a three piece bathroom suite. The spacious lounge/diner the last room off of the entrance hall and has enough space to comfortably accommodate a living area as well as a dining table. The fully fitted kitchen is the final room that completes the property and benefits from two built in storage cupboards.

The property has beautiful communal gardens and is also a no through road which means the only vehicles entering the road are residential. The property is located just a stone's throw away from St James Street station as well as the Walthamstow market itself. You are also within a 2 minute walk from Low Hall Sports Ground with country walks and bike rides which are right on your doorstep as well.



Entrance Hall

4'2" x 5'6" (1.28 x 1.69)

Single glazed door to side aspect, Textured ceiling, Laminate flooring, Power points.

Master Bedroom

12'5" x 9'5" (3.81 x 2.89)

Double glazed window to front aspect, Textured ceiling, Electric heater, Laminate flooring, Phone point, TV point and Power point.

Bathroom

6'7" x 5'6" (2.01 x 1.68)

Double glazed opaque window to side aspect, Textured ceiling, Part tiled walls, Tiled flooring, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush W/C.

Lounge/Diner

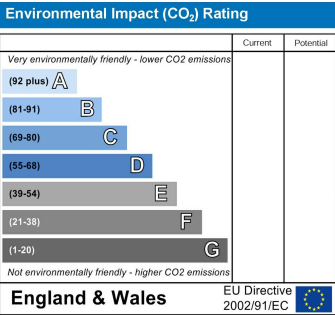
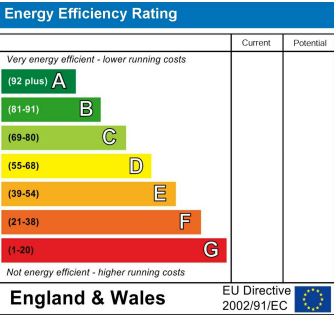
9'6" x 15'4" (2.91 x 4.68)

Double glazed to side aspect, Coved and Textured ceiling, Electric heater, Laminate, Phone point, TV point & Power points.

Kitchen

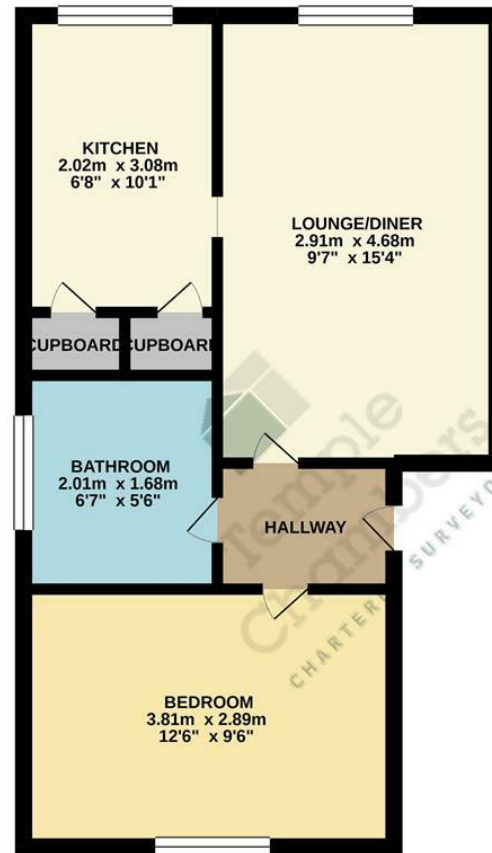
6'7" x 10'1" (2.02 x 3.08)

Double glazed window to side aspect, Tiled flooring, Tiled splash backs, Base & Wall units with roll top work surfaces, Freestanding cooker with electric supply, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Textured ceiling, Power points and Two Storage cupboards.





GROUND FLOOR
38.9 sq.m. (418 sq.ft.) approx.



TOTAL FLOOR AREA : 38.9 sq.m. (418 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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