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**Green Pond Close, London, E17 6EE**  
**£1,000 Per Month**

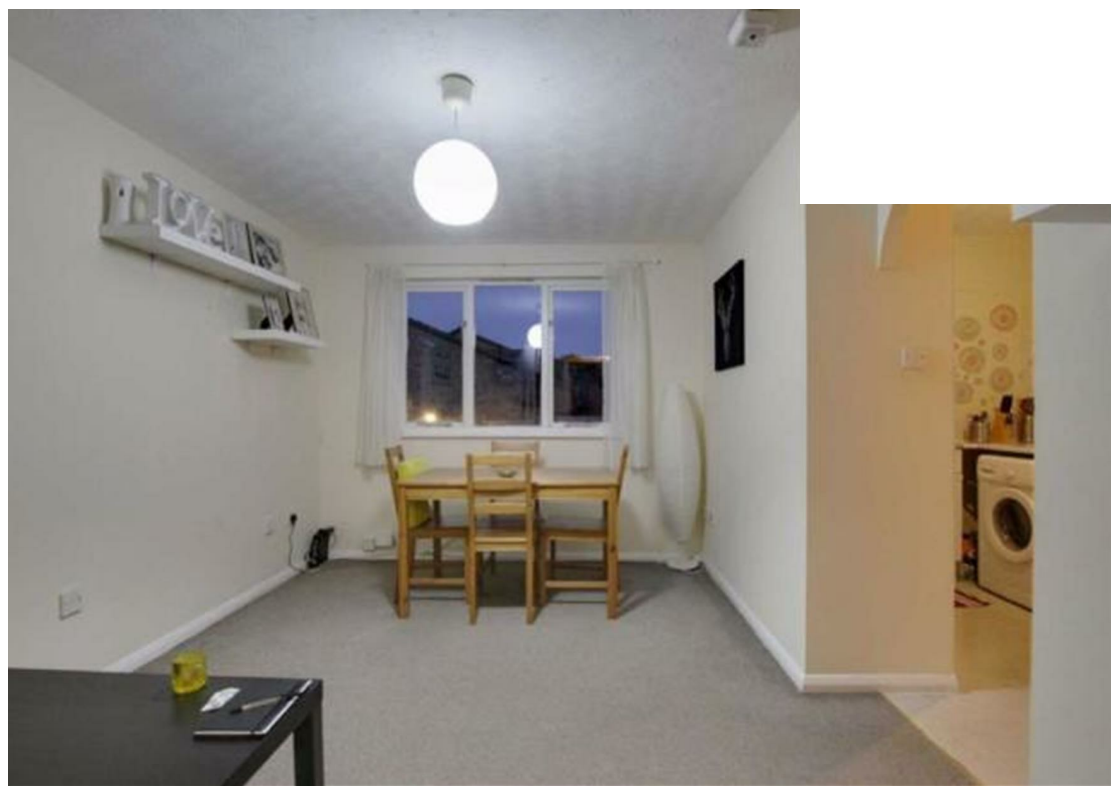
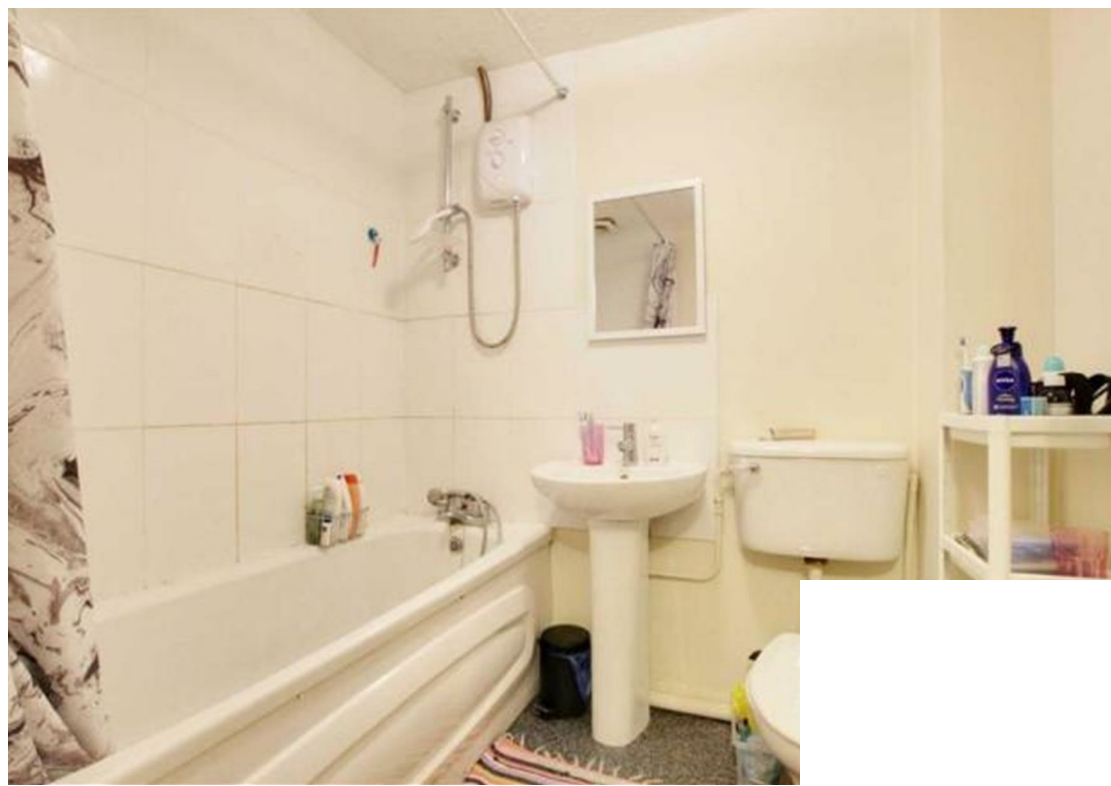
Kings Group estate agents are proud to present this fully refurbished one bedroom purpose built flat. The property benefits from allocated parking. Phone security entry system is used at the property for added security. The main entrance door opens into an entrance hall with ample space to remove shoes and coats. The large double bedroom is located just off of the entrance hall and benefits from laminate flooring as well as being recently decorated. A three piece family bathroom is the next room accessible from the entrance hall and benefits from an electric shower. The lounge/diner is the final room off of the entrance hall and has also been recently decorated. A fully fitted kitchen which has been recently refurbished, is located off the lounge and completes this one bedroom property. The property is situated just off of Higham Hill road and has easy access to both Hillyfield Primary Academy and Whittingham Community Primary School as well as the local shops, pub and restaurants on Higham Hill road itself. A short half a mile walk and you will be on the Victoria line via Blackhorse Road as well as half a mile in the other direction and you will have access to Lea Valley Park with access to the lakes, bicycle tracks and bridle paths. Do not miss the opportunity to view this fantastic property.



| 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<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                   |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |









Associated Offices in London, Essex and Hertfordshire  
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