



www.kings-group.net

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

67 Fulbourne Road, London, E17 4EZ
£1,400

Kings Group Estate Agents are proud to present this beautiful one bedroom fourth floor purpose built flat. You are greeted at the property by a video entry system as well as secured car park for added security.

Through the communal lobby and you can take the lift or stairs to the fourth floor. As you reach the fourth floor you are welcomed with your own front door that opens into a bright and spacious entrance hall. The entrance hall firstly gives access to the 32ft lounge/kitchen/diner. This room benefits from a sizeable floor to ceiling window that floods the room with natural light. The fully fitted kitchen comes with integrated appliances and there is also access to a private east facing balcony that is perfect for a morning coffee and watching the sun rise. Back into the entrance hall and you have access to the generously sized double bedroom, this room overlooks the private balcony and comes with underfloor heating as well as a range of power, TV and telephone points. The final room accessible from the entrance hall is the gorgeous three piece family bathroom. The bathroom benefits from a panel enclosed with a thermostatically controlled shower as well as a hand wash basin and a low level flush w/c with a concealed cistern. A heated towel rail and shaver point add the finishing touches to the room and completes the property.

The property is located just off of forest road and has easy access to Chestnuts playing fields located 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 an indoor Georgian market.



Locality

Nestled within a chic and modern development, your new residence provides access to a multitude of communal amenities. A spacious residential car park and communal gardens not only offer ample parking options for family and friends but also present a delightful spectacle with well-maintained flowerbeds. After exploring the charms of your new surroundings, a brief fourteen-minute stroll leads you to the enchanting Epping Forest. Here, you can immerse yourself in the captivating ancient woodland and the serene green and blue spaces, ideal for dog walks, exercise, and family picnics that promise enduring enjoyment. Heading west from the property, you'll encounter the meticulously manicured lawns of Lloyd Park, just an eighteen-minute walk from your doorstep to the Forest Road entrance. Revel in the offerings of the outdoor gym, tennis and basketball courts, as well as outdoor table tennis and bowling greens. The natural play areas featuring climbing logs, sandpits, and skate and scooter parks ensure endless entertainment for the little ones, creating an ideal setting for family picnics and day outings. Conveniently, essential amenities are within close proximity. Wood Street, a mere three-quarter-mile stretch, hosts a variety of dynamic independent businesses catering to your every need and desire. Transportation options abound, with five bus stops within 0.12 miles of your front door, connecting you to a wide array of destinations. Wood Street and Walthamstow Central stations, located 0.6 miles and 1.3 miles away respectively, provide both underground and over ground transport choices. Additionally, a wealth of nursery, primary, and secondary schools lie within a 0.36-mile catchment, all boasting good to outstanding Ofsted ratings.

enure & Council Tax

Tenure: Shared Ownership
Lease Length: 90 Year Remaining
Ground Rent: Included in rent

Service Charge: Included in rent
Rent: £611PCM
Council Tax Band: B
Annual Council Tax Estimate: £1,691 pa

Entrance Hall
4'2" x 11'2" (1.29 x 3.41)

uPVC double glazed door to the front aspect, carpeted flooring, power points and storage cupboard (0.90m x 2.04m)

Family Bathroom
7'1" x 6'7" (2.18 x 2.01)

Spotlights, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, wash hand basin with mixer taps, low level wall hung WC with concealed cistern.

Reception Room
9'7" x 32'8" (2.94 x 9.98)

uPVC double glazed window to the rear aspect, underfloor heating, phone point, TV aerial point, power points and uPVC double glazed patio door leading to the balcony.

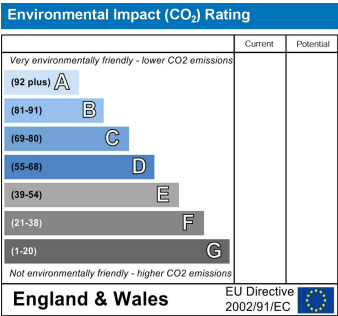
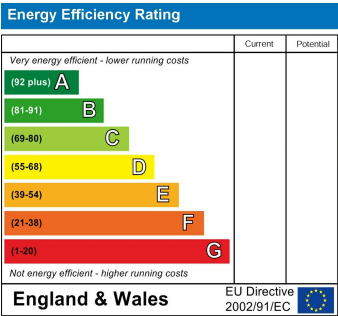
Balcony
7'8" x 8'0" (2.35 x 2.44)

Boiler cupboard and power points.

Kitchen
Tiled splash back, range of wall and base level cupboard with roll top work surfaces, integrated electric cooker and hob, extractor hood, sink and drainer unit, integrated dishwasher and washing machine, spotlights and power points.

Master Bedroom
9'8" x 10'3" (2.96 x 3.13)

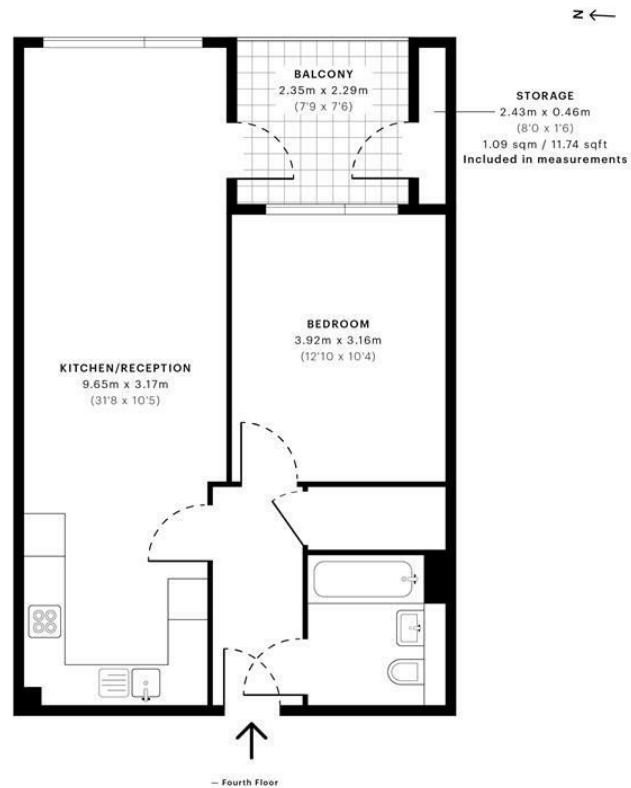
UPVC double glazed window to the rear aspect, under floor heating, phone point, TV aerial point and power points.







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GROSS INTERNAL AREA (GIA)
The footprint of the property
53.26 sqm / 573.29 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
50.56 sqm / 544.22 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
5.40 sqm / 58.13 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
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 59.11 sqm / 636.25 sqft
IPMS 3C RESIDENTIAL 57.79 sqm / 622.05 sqft
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