



www.kings-group.net

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

6 High Street, London, E17 7LD
£1,500 Per Month

Nestled in the heart of E17, just moments from High Street amenities, this charming pre-war flat conversion offers a fantastic opportunity for tenants seeking a well-presented home in a vibrant and convenient location.

The property features a spacious reception room leading into a bright open-plan kitchen diner, ideal for both relaxing and entertaining. The kitchen is thoughtfully designed, offering a practical layout with a modern finish.

There is a generously sized double bedroom, providing a ????? and comfortable retreat, along with a well-appointed bathroom suited to everyday living.

Perfectly positioned close to local shops, cafés, and transport links, this property is ideally suited to professionals looking to enjoy all that Walthamstow has to offer.



Open Plan Reception/ Kitchen

16'2" x 13'3" (4.95 x 4.05)

Single glazed window to front aspect, economy 7 heater, oak flooring, built in storage, phone point, TV aerial point and power points.

Kitchen Area

Range of base and wall units with flat top work surfaces, tiled splash backs, freestanding cooker, chimney style extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for machine machine and power points.

Bedroom

11'10" x 10'4" (3.63 x 3.16)

Double glazed window to rear aspect, economy 7 heater, oak flooring, fitted wardrobe, airing cupboard, power points and double glazed door to the en-suite bathroom.

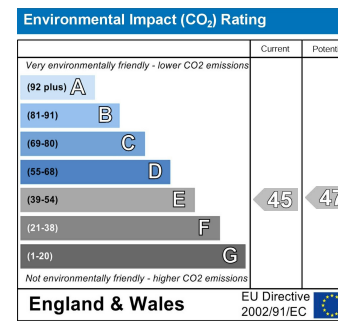
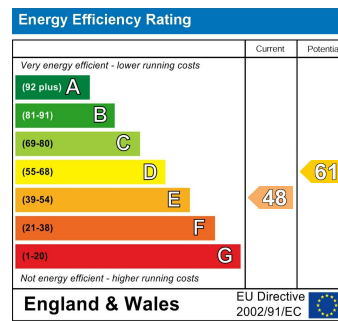
En Suite Bathroom

8'3" x 5'5" (2.54 x 1.66)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attached, pedestal hand wash basin, low level flush WC, heated towel rail, part tiled walls, tiled flooring with underfloor heating, spotlights and double glazed opaque window to rear aspect.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991.
The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



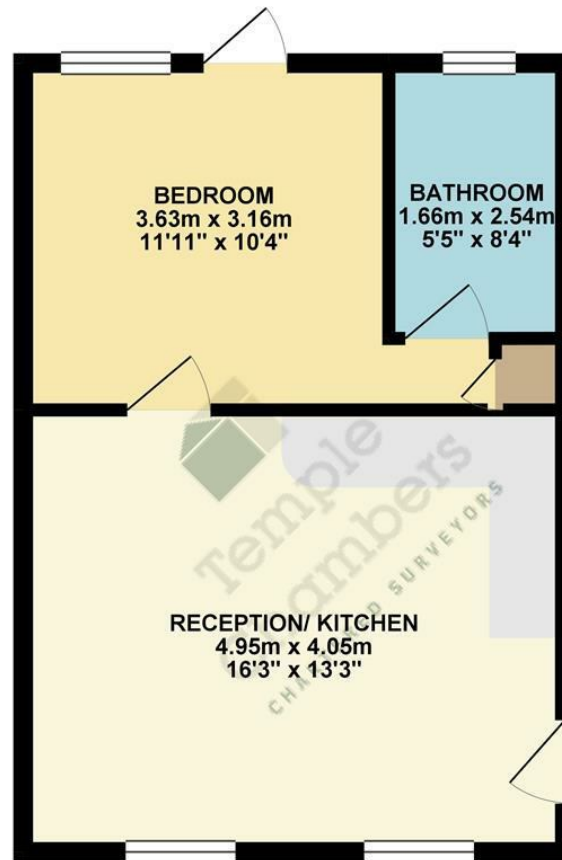


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GROUND FLOOR 35.49 sq. m.
(381.99 sq. ft.)



TOTAL FLOOR AREA : 35.49 sq. m. (381.99 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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