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**Forest Road, London, E17 5LD**  
**£2,300**



**\*\*Currently Undergoing Refurbishment – Spacious Ex-Warner First Floor Flat with Versatile Layout\*\***

Offering a versatile layout and an abundance of natural light, this first-floor ex-Warner flat is currently undergoing refurbishment, ensuring refreshed interiors and easy-care living in a highly sought-after Walthamstow location.

The property features **\*\*two spacious double bedrooms and one single bedroom\*\***, each benefitting from **\*\*large south-facing, double-glazed windows\*\*** that provide picturesque views over the shared rear garden. A **\*\*fully fitted kitchen\*\*** adjoins a **\*\*contemporary three-piece family bathroom\*\***, finished to a high standard with floor-to-ceiling tiling for a sleek, modern look.

A **\*\*generously sized lounge/diner\*\*** offers ample space for both relaxing and entertaining, forming the heart of this well-proportioned home.

Additional highlights include:

- \* Your **\*\*own private front door\*\***
- \* Access to a **\*\*shared, south-facing rear garden\*\***
- \* **\*\*Gas central heating\*\*** via a modern combination boiler



Tenure: Leasehold  
Lease Length: 99 years from 24/06/1992  
Service Charge: £0  
Ground Rent: £100 pa  
Council Tax Band: B  
Annual Council Tax Estimate: £1,509 pa

**PORCH**  
**2'10" x 3'2" (0.87 x 0.97)**

Single glazed window and door to the front aspect and laminate flooring.

**ENTRANCE HALL**  
**2'10" x 13'3" (0.88 x 4.04)**

Stairs to the first floor landing, single glazed window and door to the front aspect and carpeted flooring.

**FIRST FLOOR LANDING**  
**11'0" x 5'9" (3.36 x 1.77)**

Carpeted flooring and storage cupboards.

**RECEPTION ROOM**  
**10'6" x 17'0" (3.21 x 5.19)**

Double glazed window to the front aspect, coved ceiling, spotlights, single radiator, laminate flooring, feature wrought iron fire place, phone point, TV aerial point and power points.

**MASTER BEDROOM**  
**11'6" x 11'2" (3.52 x 3.41)**

Double glazed windows to the rear aspect, coved ceilings, single radiator, carpeted flooring and power points.

**BEDROOM TWO**  
**10'5" x 10'9" (3.18 x 3.28)**

Double glazed windows to the rear aspect, coved ceilings, single radiator, carpeted flooring and power points.

**KITCHEN**  
**11'5" x 7'10" (3.50 x 2.39)**

Single glazed sash windows to the side aspect, double radiator, laminate flooring, tiled splash back,

range of wall and base units with roll top work surfaces, integrated electric cooker, gas hob, extractor hood chimney style, sink and drainer unit, space for fridge/ freezer, plumbing for washing machine, phone point, power points and combi boiler.

**LOBBY**  
**2'10" x 11'4" + 2'11" x 23'0" (0.86m x 3.45m + 0.89m x 7.01m)**

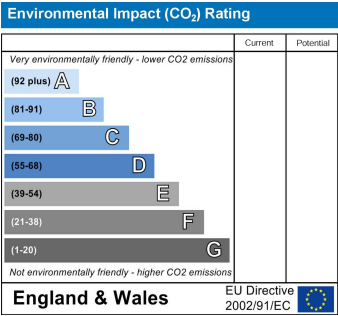
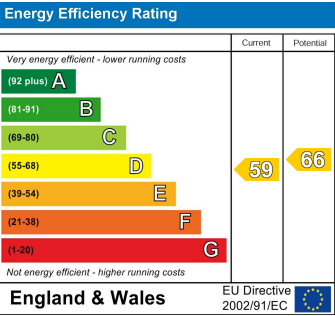
Loft access and carpeted flooring.

**BATHROOM**  
**4'9" x 10'9" (1.46 x 3.28)**

Double glazed opaque windows to the side aspect aspect, spotlights, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps and thermostatically controlled shower attached, wash hand vanity unit with mixer taps and low level WC.

**GARDEN**  
**35'1" x 18'0" + 5'4" x 32'3" (10.70 x 5.50 + 1.64 x 9.84)**

Fence panels, mainly laid to lawn with plant and shrub borders.



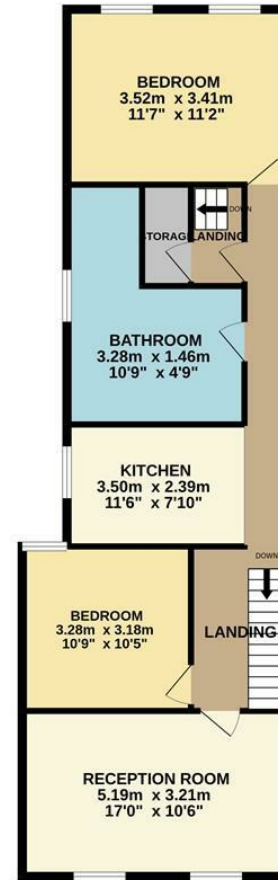






GROUND FLOOR  
7.8 sq.m. (84 sq.ft.) approx.

1ST FLOOR  
78.1 sq.m. (841 sq.ft.) approx.



TOTAL FLOOR AREA : 85.9 sq.m. (925 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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