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

Luther King Close, London, E17 8RX  
£1,850 Per Month

Newly Refurbished 2-Bedroom Ground Floor Flat | Brand New Kitchen & Appliances | Quiet Residential Location | Close to St James Street & Walthamstow Central

A beautifully refurbished two-bedroom ground floor flat located within the quiet residential development of Adams Court, Luther King Close, Walthamstow E17.

Finished to a high standard throughout, the property offers a bright and well-proportioned reception room, ideal for both relaxing and entertaining. There are two spacious bedrooms providing comfortable accommodation.

The large separate kitchen has been fully refurbished with modern cabinets, contemporary fittings and brand new appliances, including a fridge, washing machine, tumble dryer, dishwasher and cooker.


The bathroom has also been newly renovated and features a stylish walk-in shower with modern fixtures. The property further benefits from a brand new boiler, providing efficient heating and hot water.


Set within a peaceful residential development, the property offers a quiet living environment while remaining conveniently connected to local amenities and transport links.

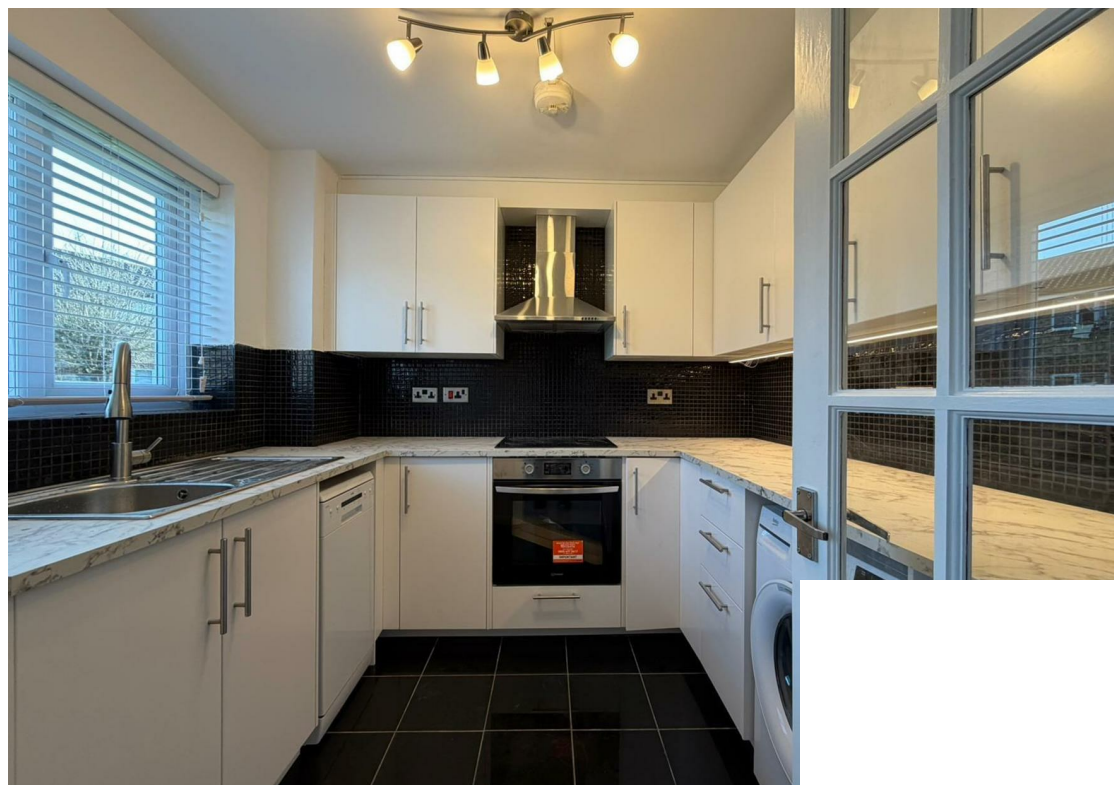
Excellent transport links include:

- St James Street Station – approximately 0.4 miles



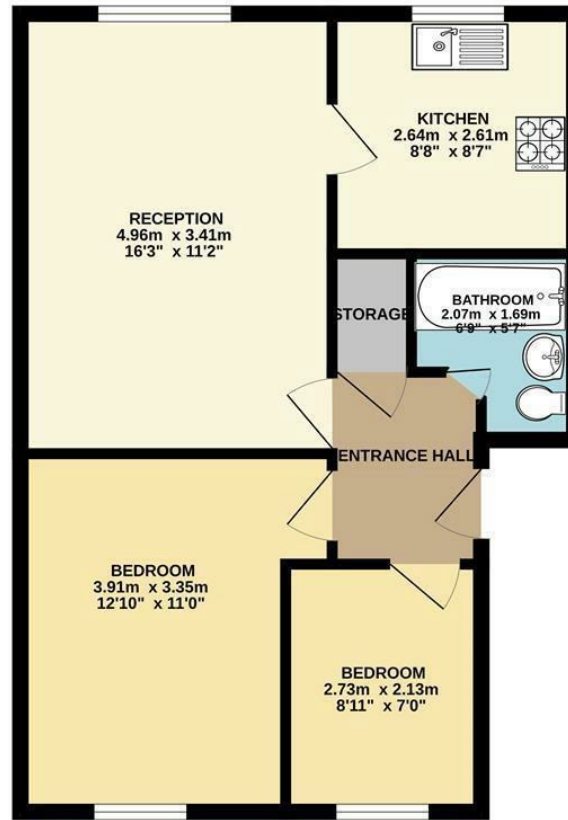
Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) <b>A</b>	71	
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





GROUND FLOOR  
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA : 49.0 sq.m. (527 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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