

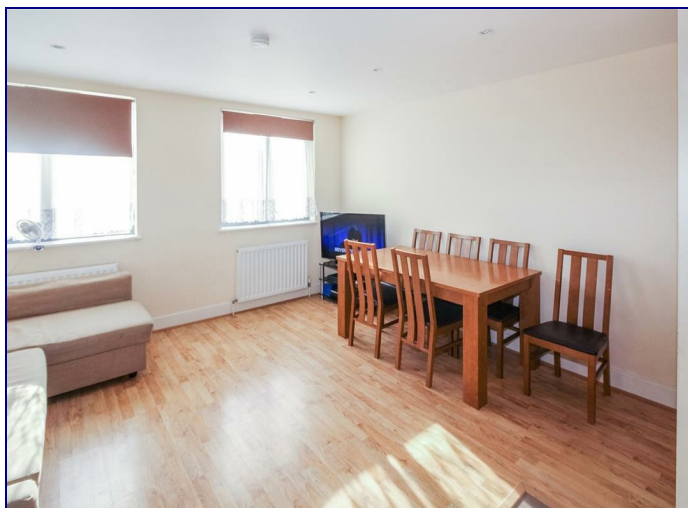


www.kings-group.net

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

91 Hoe Street, London, E17 4SA
£1,550 Per Month

Kings Group estate agents are proud to present this two bedroom purpose built flat. The property is being sold on a chain free basis. The property is situated on the top floor and has video entry system for added security. The property itself consists of a large open plan lounge/kitchen and being on the top floor it is double aspect and over looks the whole of walthamstow. A further two double bedrooms as well as a lovely family bathroom complete the flat. The property also benefits from communal gardens as well as a secure bike shed. The property is ideally located just on the borders of the Walthamstow Village. Being in such a great location means you have everything right on your door step, whether its the local amenities in the Walthamstow village itself or the access to the famous Walthamstow market, this property has access to it all. Call today to avoid certain disappointment.



Hallway

With gas/electric meter cupboard, laminate flooring, single radiator and power points.

Open Plan Lounge/ Kitchen

15'1" x 13'3" (4.60 x 4.04)

Double glazed window to front aspect, spotlights, single radiator, laminate flooring, phone point, TV aerial point and power points.

Kitchen Area

8'9" x 8'5" (2.69 x 2.59)

Range of base and wall units with roll top work surfaces, tiled splash backs, integrated cooker, electric oven and hob with extractor hood (untested), integrated fridge freezer, integrated washing machine and dish washer, tiled flooring and power point.

Bathroom

8'10" x 5'6" (2.70 x 1.68)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level flush WC, shaver point, heated towel rail, extractor fan, part tiled walls and tiled flooring.

Bedroom One

13'1" x 9'6" (4.01 x 2.90)

Double glazed window to rear aspect, single radiator, fitted carpet, phone point, TV aerial point and power points,

Bedroom Two

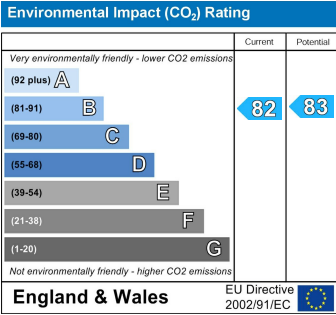
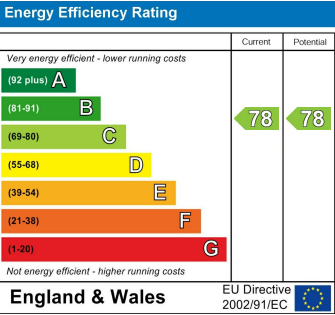
12'0" x 9'6" (3.66 x 2.92)

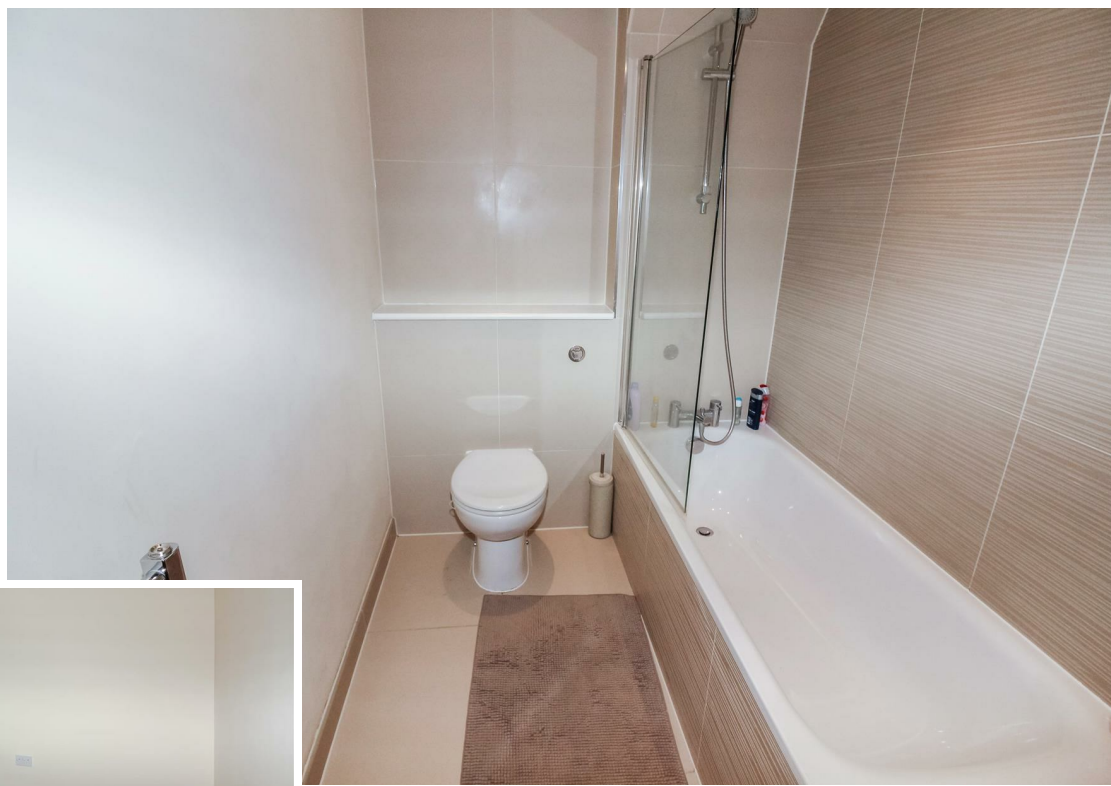
Double glazed window to rear aspect, single radiator, fitted carpet, phone point, TV aerial point and power point.

Disclaimer

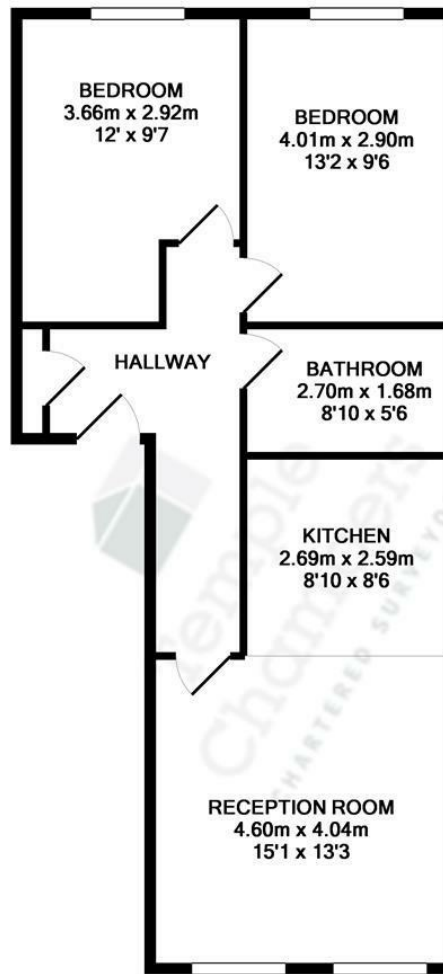
THE PROPERTY MISDESCRIPTIONS ACT 1991.
The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information

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.









TOTAL APPROX. FLOOR AREA 57.2 SQ.M. (616 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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