

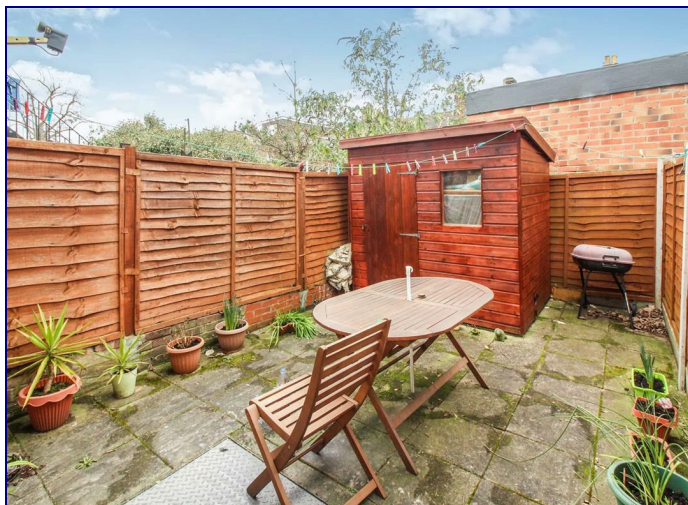


www.kings-group.net

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

Camden Road, London, E17 7NF
£1,550 Per Month

Kings Group estate agents are proud to present this beautiful two bedroom ground floor flat. The property is located on the gorgeous tree-lined street of Camden Road. You are greeted at the property by a lovely brick built front wall. The wall opens onto a well maintained paved patio that leads to the main front door. The door is draped with the original Victorian canopy and adds incredible character to the property before you even enter. The main front door opens into a bright and spacious entrance hall that is finished with a beautiful oak effect laminate flooring as well as gorgeous wooden skirting. The first room accessible from the entrance hall is the master bedroom. This room benefits from a bay window that floods the room with natural light as well as adding additional floor area to this already generously sized room. The lounge/diner is the other room accessed via the entrance hall and is once again finished in oak affect laminate flooring and wooden skirting. The second bedroom is off of the lounge and is a good sized single room. The room would be ideal for a child's bedroom or even an office or study. The four piece family bathroom is located to the rear of the property and is beautifully finished with floor to ceiling tiles as well as spot lights and a fully tiled floor. The fully fitted kitchen comes with a vast amount of storage and benefits from a skylight as well as giving access to the private rear garden via a double glazed patio door. The south facing rear garden is fully paved and easy to maintain and is an ideal space for entertaining in the summer months.



Excellently located being situated just behind the famous Walthamstow market allows access to many amenities as well as being within walking distance to Walthamstow Central & St James Street Station. Just a ten minute walk in the opposite direction and you are in the centre of Lea Valley Park with country walks and bike rides literally on your door step.

Entrance Hall

Double glazed door to front aspect, Laminate flooring and Power points

Reception Room

12'2" x 11'11" (3.71 x 3.64)

Single radiator, phone point, TV aerial point, power points and under stairs storage cupboard.

Kitchen

10'11" x 7'10" (3.33m x 2.39m)

Range of base and wall units with roll top work surfaces, tiled splash backs, freestanding cooker, integrated extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, tiled flooring and double glazed door leading to rear garden. Double glazed window to rear aspect, skylight and single radiator.

Bathroom

11'11" x 6'11" (3.63m x 2.11m)

Four piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, shower cubicle with electric shower, pedestal hand wash basin, low level flush WC, tiled walls, heated towel rail, tiled flooring, extractor fan, spotlights and double glazed window to rear aspect.

Bedroom One

13'3" x 12'10" (4.04 x 3.92)

Double glazed bay window to front aspect, double radiator, fitted carpet, phone point, TV aerial point and power points.

Bedroom Two

12'2" x 6'11" (3.71 x 2.12)

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

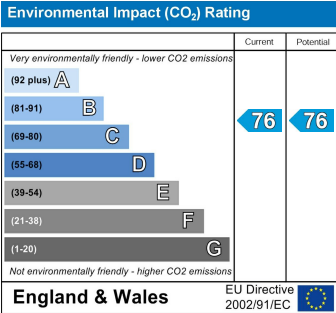
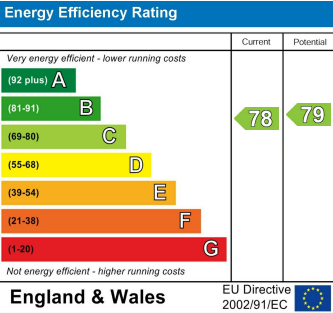
Exterior

With front and rear gardens.

Rear Garden

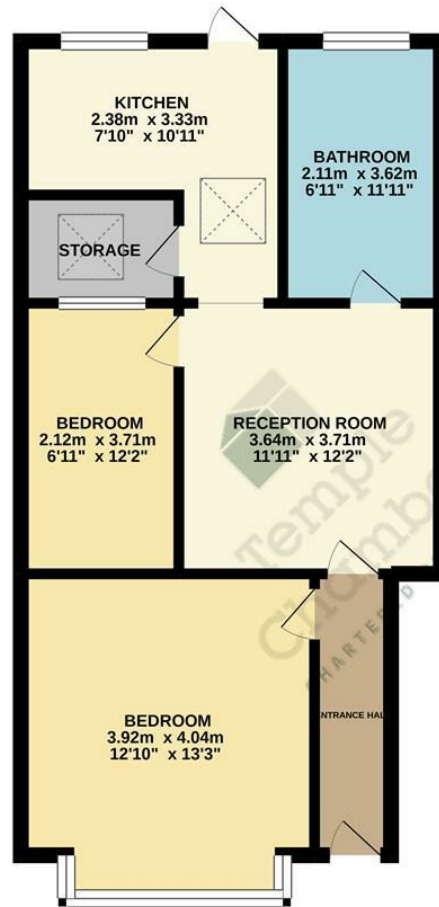
19'1" x 12'1" (5.82 x 3.69)

With plants and shrub borders, fence panels, concrete paving, wooden garden shed with power and light, outside water tap and security light.





GROUND FLOOR
64.8 sq.m. (697 sq.ft.) approx.



TOTAL FLOOR AREA: 64.8 sq.m. (697 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 is given as to their operability or efficiency can be given.
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