



**kings**  
GROUP



**kings**  
GROUP



**kings**  
GROUP



**kings**  
GROUP

**www.kings-group.net**

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

**kings**  
GROUP

**6 High Street, London, E17 7LD**  
**Offers In Excess Of £265,000**

Nestled in the heart of High Street, this charming pre-war flat conversion offers a delightful living experience in a vibrant location. The property boasts a well-presented interior, making it an ideal choice for those seeking a comfortable and stylish home.

Upon entering, you will find a spacious reception room that seamlessly flows into an open-plan kitchen diner, perfect for entertaining guests or enjoying a quiet meal at home. The kitchen is thoughtfully designed, providing both functionality and a modern aesthetic.

The flat features one generously sized bedroom, offering a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring convenience and comfort for daily routines.

Being chain-free, this property presents a hassle-free opportunity for prospective buyers or renters. Its prime location on High Street means you will have easy access to a variety of local amenities, shops, and transport links, making it an excellent choice for those who appreciate the convenience of urban living.

In summary, this flat is a wonderful blend of character and modern living, set in a sought-after area. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the chance to make this lovely flat your new home.

#### 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 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.

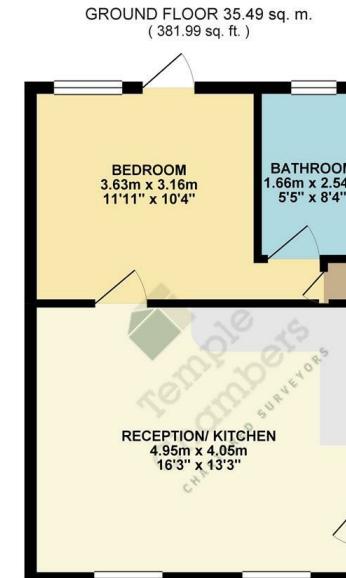
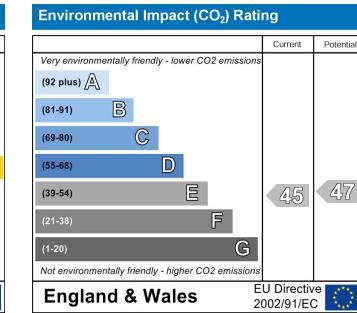
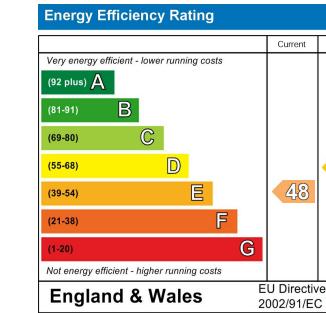
#### En Suite Bathroom

**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.



TOTAL FLOOR AREA: 35.49 sq. m. (381.99 sq. ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and must satisfy themselves as to the accuracy of the measurements. The services, systems and appliances shown have not been tested and no guarantee is given for their condition or performance. Prospective buyers should make their own arrangements to have the services, systems and appliances shown tested by a qualified engineer. Made with MyFloorPlans.com



Associated Offices in London, Essex and Hertfordshire  
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

