



Garner Road, E17 4HF
London





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Kings Group are delighted to present this two bedroom Ground floor Flat nestled on the charming Garner Road in Walthamstow, this delightful flat offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant area. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, while the bathroom ensures your daily routines are both comfortable and efficient.

One of the standout features of this apartment is the availability of parking for one vehicle, a rare find in this bustling locale. Additionally, the property boasts a garage, providing extra storage or the potential for a workshop, catering to your practical needs. The flat is offered chain-free, making the purchasing process smoother and more straightforward. The property benefits from having large windows throughout benefiting from natural light.

The location is particularly advantageous, with easy access to local transport links, ensuring that commuting to central London or exploring the surrounding areas is both quick and convenient.

In summary, this flat on Garner Road presents an excellent opportunity for those looking to invest in a well-located, spacious home in Walthamstow. With its appealing features and proximity to transport, it is a property not to be missed.

£350,000



- Chain Free
- Garage
- Share Of Freehold

Locality

Situated on Garner Road the property gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is walking distance away, here you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You can take a short four minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip 'n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis.

You also have essential amenities just a stone's throw away, the Chingford Road food centre, Monoux coffee house & the dog and duck are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, bus stops are all walking distance from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short distance from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Share of Freehold
 Lease length: 900+ Years Remaining
 Service Charge: £900 P/a
 Ground Rent: Ask Agent
 Council Tax Band: C
 Annual Council Tax Estimate: £1,932
 Construction Type: Brick Built
 Flood Risk: Rivers & Sea: No Risk , Surface Water: Low

- Ground Floor
- Walking Distance To Wood Street Station
- Two Bedrooms

Hallway 5'2" x 8'0" (1.58 x 2.45)

Laminate flooring.

Bathroom 5'3" x 8'11" (1.62 x 2.72)

Double glazed window to side aspect, spotlights, tiled flooring and part tiled walls, panel enclosed bath with mixer tap, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

Reception 17'8" x 10'7" (5.39 x 3.23)

Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, laminate flooring and power points.

Kitchen 7'8" x 12'7" (2.35 x 3.84)

Double glazed window to front aspect, tiled flooring and walls with stainless steel splash backs, range of base & wall units with roll top granite effect work surfaces, space for fridge freezer, freestanding cooker with gas oven and hob, sink with drainer unit, plumbing for washing machine, power points and combination boiler.

Hall 12'3" x 5'3" (3.74 x 1.61)

Bedroom One 11'9" x 12'7" (3.60 x 3.84)

Double glazed window to front aspect, ceiling with Centre ceiling rose, double radiator, carpeted flooring and power points.

Bedroom Two 7'8" x 11'9" (2.35 x 3.60)

Double glazed window to front aspect, ceiling with Centre ceiling rose, double radiator, carpeted flooring and power points.



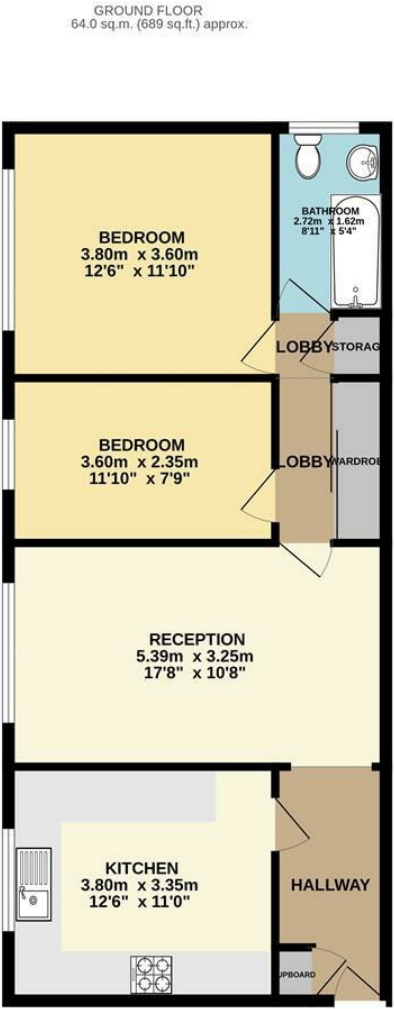
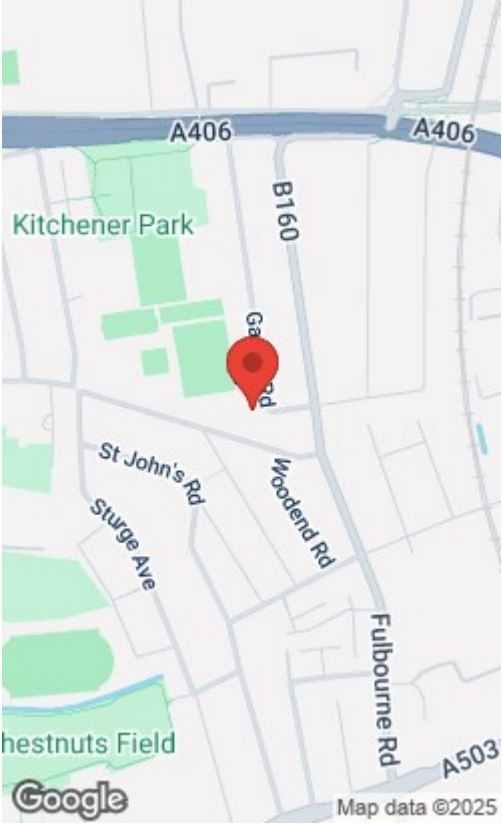




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 64.0 sq.m. (689 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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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. Note: These details are correct at time of going to press.

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