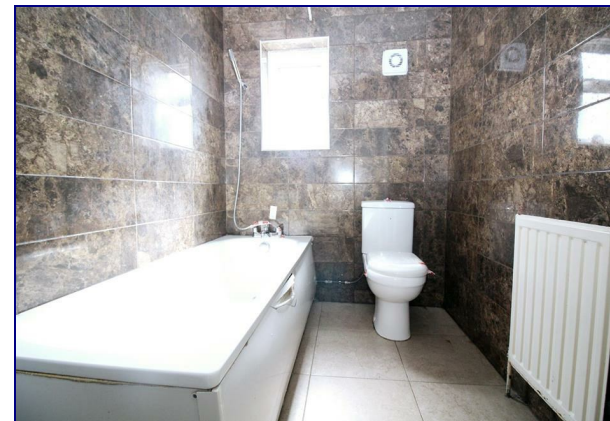




www.kings-group.net

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

Markhouse Road, London, E17 8DQ
Asking Price £205,000

NOTICE OF OFFER Property Address: 125b, Markhouse Road London, E17 8DQ

We advise that an offer has been made for the above property in the sum of £208,650 Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Daniel.wells@kings-group.net

Agents Telephone Number: 02085211122

Bright, Alluring & Undeveloped, this two-bedroom ground floor conversion property presents a canvas of potential awaiting your personal touch. Boasting its own inviting front door, this residence exudes a sense of individuality from the moment you step in. The spacious interior comprises two generously sized double bedrooms, providing ample space for comfort and creativity. A highlight of this gem is its private rear garden, offering a tranquil escape and outdoor haven perfect for relaxation or entertainment. This property offers the advantage of a chain-free arrangement, streamlining your path to ownership. However, it's important to note that this property is ideal for cash buyers, as it features a low lease term and requires substantial renovation work. This is a remarkable opportunity for those seeking a property project where they can infuse their vision and revitalise this space into a bespoke sanctuary. Unlock the potential of this residence and create a truly unique dwelling tailored to your taste and style. Don't miss your chance to be part of this exciting transformation on Markhouse Road!

Property Showcases
As you approach the property, you're immediately struck by the sense of privacy and exclusivity. Your new home boasts its own front door, setting it apart from other units and providing a distinct sense of ownership. As you unlock the door and step inside, you're welcomed by a spacious entrance hall, the heart of the home's first impressions. The entrance hall is not just welcoming, but also functional, thanks to the under stairs storage cupboard. This convenient feature offers ample space to stow away coats, shoes, and other belongings, maintaining the clean and open ambience of the living spaces. The first room you encounter from the entrance hall is the reception room. Situated at the front of the property, this room is bathed in natural light, creating a warm and inviting atmosphere. Whether it's a cosy evening in or entertaining guests, this versatile space provides endless possibilities for relaxation and socializing. Adjacent to the reception room lies the larger of the two double bedrooms. This room is a retreat in itself, offering expansive views over the private garden. Imagine waking up to the gentle rustling of leaves and the soft rays of morning sunlight filtering through the windows. With its generous size, this bedroom easily accommodates various furniture arrangements and design preferences. Back in the entrance hall, you'll find the fully tiled three-piece bathroom suite. This modern and elegant space is designed for both functionality and aesthetic appeal. The attention to detail in the tiling and fixtures creates an environment that's both functional and soothing, perfect for unwinding after a long day. Continuing your exploration, you'll reach the final double bedroom. With its thoughtful layout and design, this room offers a comfortable and private space for relaxation or as a versatile home office. As you move toward the rear of the property, you'll discover the fully fitted kitchen. This culinary haven is equipped with modern appliances and ample countertop space, making meal preparation a joy. What's more, the kitchen conveniently provides access to the wrap-around private garden, seamlessly connecting indoor and outdoor living. Whether it's a morning coffee or an alfresco dining experience, this garden is a tranquil oasis waiting to be enjoyed.

Location

Located on one of Walthamstow's most easy accessible roads means you have easy access in and out of Walthamstow without having to navigate through a maze of residential roads. It also means you have amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way & Iyo Sushi on Markhouse Road all within walking distance. Public transport is also easily accessible right from your door step, with bus stops at Queens Road just 0.01 miles & 0.05 miles away as well as bus stops at Markhouse Ave just 0.15 miles & 0.18 miles away. Underground stations such as Walthamstow Central & Blackhorse Road are just 0.61 miles & 0.86 miles away respectively, while national rail stations including St James Street, Queens Road & Walthamstow Central are all under 0.62 miles from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.13 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 99 years from 20/05/1988
Ground Rent: £100 pa
Service Charge: £0 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,509 pa

Hallway
2'7" x 2'9"11" + 2'9" x 1'3"5" (0.79 x 9.13 + 0.85 x 4.10)

Double glazed opaque window and door to front aspect, under stairs storage cupboard, single radiator and laminate flooring.

Reception Room
15'2" x 11'4" (4.63 x 3.47)

Double glazed window to front aspect, coved ceiling, double radiator, laminate flooring, power points and built in storage cupboard.

Kitchen
11'1" x 9'4" (3.40 x 2.87)

Double glazed window to rear aspect, Lino flooring, range of base & wall units with roll top work surfaces, freestanding cooker with gas & electric supply, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, double glazed patio door leading to garden and combination boiler.

Bedroom One
11'5" x 11'8" (3.49 x 3.57)

Double glazed window to rear aspect, double radiator, laminate flooring and power points.

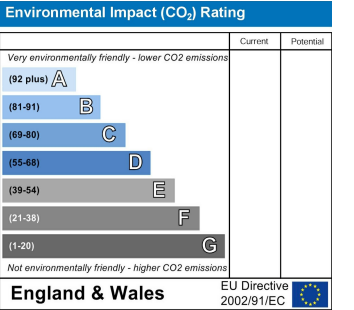
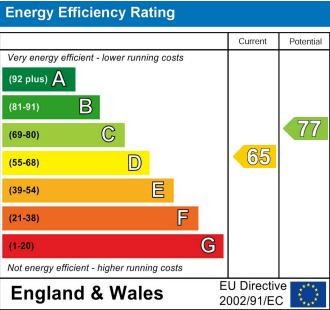
Bedroom Two
7'10" x 9'4" (2.41 x 2.86)

Double glazed window to side aspect, double radiator, laminate flooring and power points.

Bathroom
5'5" x 7'8" (1.67 x 2.35)

Double glazed opaque window to side aspect, single radiator, tiled walls and flooring, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap and pedestal, low level flush w/c.

Garden
6'5" x 31'2" + 19'4" x 8'6" (1.97 x 9.52 + 5.90 x 2.60)
Concrete paving, brick built shed, lighting.



TOTAL FLOOR AREA: 65.0 sq.m. (700 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error. Grounds or no liability. This plan is for illustrative purposes only and should not be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given in their operation or efficiency can be given.
Made with Metaphor (2023)

