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Gainsford Road, London, E17 6ZL  
Offers In Excess Of £300,000

Nestled on Gainsford Road in the vibrant heart of Walthamstow, this exquisite one-bedroom flat offers a perfect blend of modern living and convenience. Built in 2018, this purpose-built property spans an impressive 474 square feet and is presented in immaculate condition, making it an ideal choice for first-time buyers or those seeking a stylish urban retreat.

As you step inside, you will be greeted by a bright and airy living space that is both inviting and functional. The contemporary design is complemented by high-quality finishes, ensuring a comfortable and stylish environment. The well-appointed bedroom provides a peaceful sanctuary, while the open-plan layout allows for seamless living and entertaining.

One of the standout features of this property is its access to communal gardens, providing a lovely outdoor space to relax and unwind amidst the hustle and bustle of city life. Additionally, the flat is chain-free, allowing for a smooth and hassle-free purchase process.

Location is key, and this flat does not disappoint. Situated within walking distance to Walthamstow Central, residents will enjoy easy access to a plethora of shops, restaurants, and excellent transport links, making commuting a breeze.

In summary, this stunning one-bedroom flat on Gainsford Road is a rare find in today's market. With its modern amenities, immaculate condition, and prime location, it presents an exceptional opportunity for those looking to embrace the best of London living. Do not miss your chance to make this delightful property your new home.

**Lease Details:**

Lease Length: 120 Years Remaining  
 Service Charge: £2412  
 Ground Rent: £350 P/A

**Hallway**  
**4'1" x 9'2" (1.26 x 2.80)**

Laminate flooring and smoke alarm.

**Bathroom**  
**4'11" x 7'4" (1.52 x 2.24)**

Tiled flooring and part tiled flooring, extractor fan, spotlights, heated towel radiator, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c and shaver point.

**Through Lounge**  
**10'2" x 16'8" (3.10 x 5.10)**

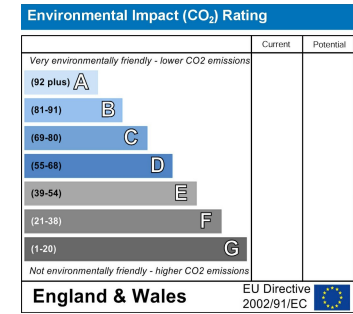
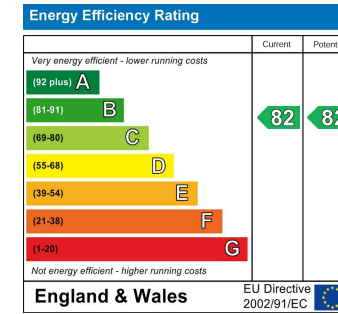
Double glazed window to front aspect and door leading to Juliet balcony, double gas heated radiator, laminate flooring, TV aerial point and power points.

**Kitchen**  
**5'4" x 7'9" (1.64 x 2.38)**

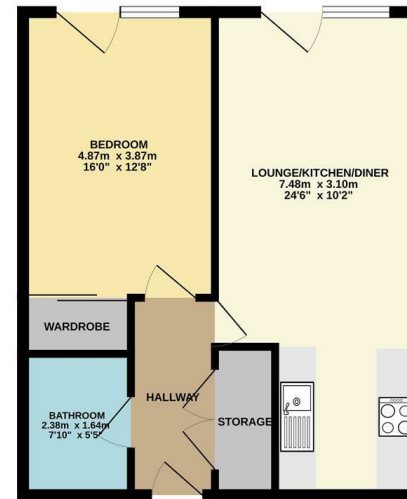
Laminate flooring, spotlights, range of roll top granite effect work surfaces, integrated cooker with electric oven and hob, integrated dish washer, space for fridge freezer and power points.

**Bedroom**  
**15'11">12'8" x 9'4" (4.87>3.87 x 2.87)**

Double glazed window and door to front aspect, double gas heated radiator, laminate flooring and power points.



SECOND FLOOR  
 44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 44.0 sq.m. (474 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors.  
 Dimensions are for information only and should be used as a guide only.  
 The services, systems and appliances shown here are not intended to be used as a guide for any prospective purchaser. The services, systems and appliances shown here are not intended to be used as a guide for any prospective purchaser. The services, systems and appliances shown here are not intended to be used as a guide for any prospective purchaser.  
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