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Luther King Close, London, E17 8RS  
Offers Invited £275,000

Welcome to this charming first-floor flat located on Luther King Close in Walthamstow. This delightful property boasts a well-maintained interior, having been built in 1987 and kept in immaculate condition. With one spacious reception room and a comfortable double bedroom, this flat is perfect for individuals or couples seeking a cosy living space. The property is Bright and Airy and benefits from loft access.

The bathroom is thoughtfully designed, ensuring convenience and comfort. One of the standout features of this property is the long lease, which provides peace of mind for potential buyers or renters, along with the added benefit of no ground rent.

Residents can also enjoy the communal gardens, offering a lovely outdoor space to relax and unwind. This flat presents an excellent opportunity for those looking to settle in a vibrant area of London while enjoying the tranquillity of communal green spaces. The property benefits from overlooking the communal gardens.

Overall, this property is a fantastic choice for anyone seeking a well-appointed flat in a desirable location. Don't miss the chance to make this lovely home your own.

### Hallway 2'9" x 4'11" (0.85 x 1.50)

Laminate flooring.

### Bathroom 4'9" x 7'8" (1.47 x 2.34)

Tiled flooring and part tiled walls, heated towel rail radiator, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap, low level flush w/c.

### Reception 8'7" x 15'8" (2.63 x 4.80)

Double glazed window to side aspect, textured ceiling, electric heater, laminate flooring, TV aerial point and power points.

### Kitchen 6'8" x 7'2" (2.05 x 2.20)

Double glazed window to side aspect, tiled flooring and walls with tiled splash backs, freestanding cooker with electric oven and hob, extractor with hood, sink with drainer unit, plumbing for washing machine, power points.

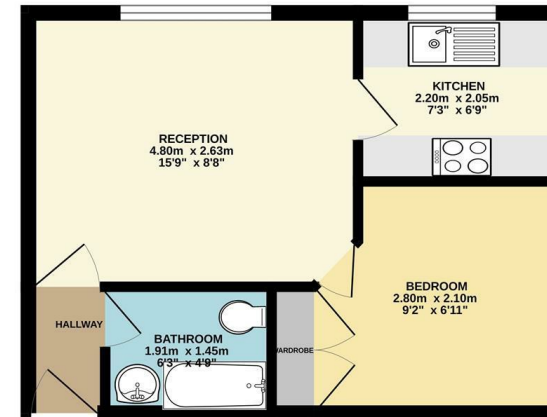
### Bedroom 6'10" x 9'2" ( 2'5" x 4'7" ) (2.10 x 2.80 ( 0.74 x 1.40 ) )

Double glazed window to front aspect, electric heater, laminate flooring, built in storage cupboard and power points.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

FIRST FLOOR  
33.0 sq.m. (355 sq.ft.) approx.



TOTAL FLOOR AREA: 33.0 sq.m. (355 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, fixtures and fittings are approximate and no responsibility is taken for any error or omission of measurements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. 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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