



www.kings-group.net

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

Winsbeach, London, E17 3RQ
Offers In Excess Of £400,000

Nestled in Winsbeach, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 850 square feet, the property boasts Two spacious double bedrooms, one spacious single bedroom making it an ideal choice for families or those seeking extra space.

The large reception room serves as a welcoming hub for relaxation and entertainment, providing ample room for both lounging and dining. The flat features a well-appointed bathroom, ensuring that all your daily needs are met with ease.

One of the standout features of this property is its prime location. Just a short stroll away, you will find Wood Street Station, offering excellent transport links for easy access to the wider London area. For those who enjoy the great outdoors, the stunning Epping Forest is only a five-minute walk from your doorstep, perfect for leisurely walks or invigorating runs.

Additionally, residents can take advantage of the communal gardens, providing a lovely space to unwind and enjoy the fresh air. This flat is not just a home; it is a lifestyle choice, combining the vibrancy of city living with the tranquillity of nature.

With its generous living space, convenient location, and access to beautiful green areas, this property is a rare find in the heart of London. Do not miss the opportunity to make this charming flat your new home.

Location

Nestled on the picturesque tree-lined street of Winsbeach, your new residence boasts an array of advantageous locational features. Ideally positioned, it provides convenient access to both Hollow Ponds and Snaresbrook underground stations within walking distance. Hollow Ponds, situated in the scenic Epping Forest, invites you to explore its beauty by renting a boat and discovering the enchanting wildlife, surrounding shores, and the ancient woodland of Epping Forest. Upon completing your exploration of Epping Forest, a brief three-minute stroll takes you to Wood Street shopping parade. Here, a diverse array of independent businesses awaits, catering to all your desires and needs. A mere sixteen-minute walk or a quick six-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages (with its origins dating back to 1086). Walthamstow Village offers a countryside ambience in the heart of London, featuring local produce shops and historic buildings concentrated around Orford Road. Take a leisurely afternoon walk to explore the village, indulging in delightful treats and tipples. Walthamstow Village is a culinary haven, offering everything from delectable delis to tantalising tapas and breweries serving beer at the source. Abundant transportation options are at your disposal, with five bus stops within 0.11 miles from your doorstep, providing connectivity to various destinations. Walthamstow Central and Snaresbrook stations, located 1.1 and 1.4 miles away respectively, offer both underground and over ground transport choices. Furthermore, the property is surrounded by a wealth of nursery, primary, and secondary schools, all within a 0.54-mile catchment area, boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: New Lease On Completion
Service Charge: £ 2,050 P/A Building Insurance and Ground Rent Included
Council Tax Band: C
Annual Council Tax Estimate: £2,025 pa

Halfway
3'6" x 15'10"+3'0" x 8'10" (1.09 x 4.83+0.93 x 2.70)
Single radiator, laminate flooring and smoke alarm.

Bathroom
4'11" x 9'1" (1.50 x 2.77)
Spotlights, tiled walls and flooring, extractor fan, bath with mixer tap & shower attachment, shower cabin with thermostatically controlled shower, hand wash basin with mixer tam and low level flush w/c.

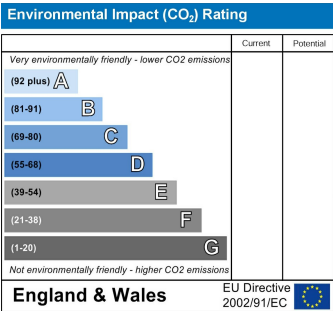
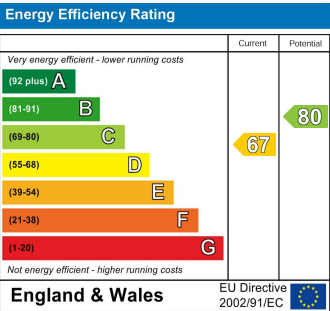
Reception
12'4" x 24'6" (3.70 x 7.48)
Double glazed windows to front and side aspect, coved ceiling, double radiator, laminate flooring, TV aeral point and power points.

Kitchen
7'3" x 11'6" (2.23 x 3.52)
Double glazed window to side aspect, vinyl flooring, range of base & wall units with flat top work surfaces, integrated cooker with gas hob and electric oven, extractor fan, sink, space for fridge freezer, power points and combination boiler.

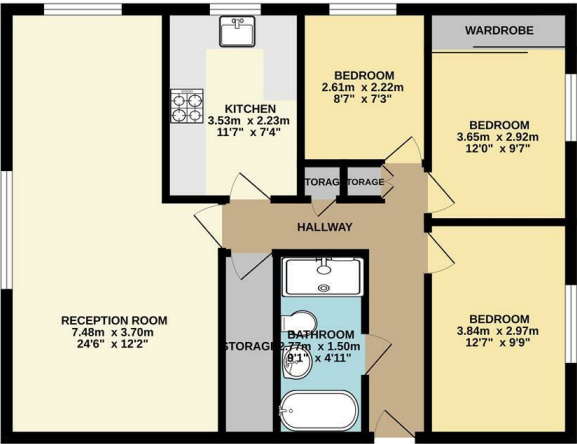
Bedroom One
6'6".318'2" x 12'7" (2.97 x 3.84)
Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Bedroom Two
9'6" x 11'11" (2.92 x 3.65)
Double glazed window to rear aspect, single radiator, laminate flooring, wardrobe and power points.

Bedroom Three
7'3" x 8'6" (2.22 x 2.61)
Double glazed window to side aspect, single radiator, laminate flooring and power points.



FIRST FLOOR



FIRST FLOOR

TOTAL FLOOR AREA: 79.0 sq.m. (850 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to the accuracy of the figures shown.
Made with Hozon 10/20

