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248 Hoe Street  
Walthamstow E17 3AX  
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**Clifford Road, London, E17 4JE**  
**Offers In Excess Of £274,000**



Nestled on the charming Clifford, this immaculate one-bedroom apartment offers a perfect blend of comfort and modern living. The property features a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The well-appointed double bedroom provides a serene retreat, ideal for relaxation after a long day.

One of the standout features of this apartment is the private terrace, which offers a delightful outdoor space for enjoying morning coffee or evening gatherings. The underfloor heating throughout ensures a cosy environment, making this home a pleasure to inhabit year-round.

Conveniently located within walking distance to Wood Street Station, residents will benefit from excellent transport links, making commuting a breeze. This property is perfect for individuals or couples seeking a stylish and convenient living space in the heart of London. With its pristine condition and thoughtful design, this apartment is a rare find and not to be missed.



Location

Embracing the prime location opens up a myriad of possibilities to immerse yourself in all that Walthamstow has to offer. A brief fourteen-minute stroll leads you to the enchanting Epping Forest, where you can bask in the allure of ancient woodlands and the natural green and blue spaces ideal for dog walks, workouts, and family picnics—a source of perpetual enjoyment. Heading west from the property brings you to the impeccably manicured lawns of Lloyd Park, just an easy eighteen-minute walk from your doorstep to the Forest Road entrance. Here, you can relish outdoor amenities like a gym, tennis and basketball courts, along with outdoor table tennis and bowling greens. The park also features natural play areas equipped with climbing logs, sandpits, and skate and scooter parks, ensuring endless entertainment for the little ones and creating an idyllic setting for family picnics and day outings. Conveniently, essential amenities are within arm's reach, as the vibrant Wood Street boasts a three-quarter-mile stretch teeming with independent businesses catering to a diverse array of needs and desires. Ample transportation options abound, with five bus stops within 0.12 miles of your front door and Wood Street and Walthamstow Central stations at 0.6 miles and 1.3 miles from the property, respectively, offering both underground and over ground transport choices.

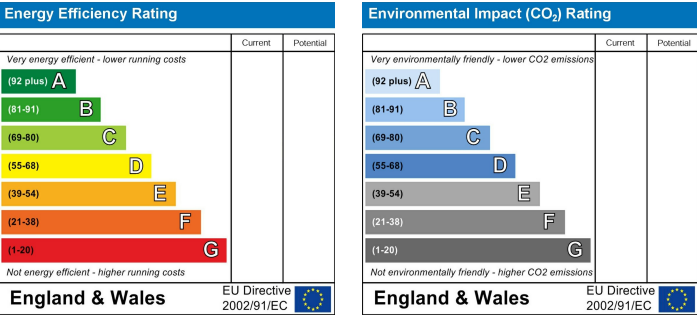
Tenure & Council Tax

Tenure: Leasehold  
Lease Length: 244 Years Remianing  
Service Charge: £1100 P/A  
Ground Rent: £250 P/A  
Council Tax Band: B  
Annual Council Tax Estimate: £1,772 pa  
Flood Risk  
Rivers & Seas Very Low  
Surface Water Very Low

**Lounge/Kitchen/Diner**  
**13'1" x 15'1" (3.99 x 4.62)**  
Double Glazed windows to the front aspect, underfloor heating , tiled splashbacks, range of base and wall unts with flat top work surfaces, electric oven, electric hob, extractor fan, sink drainer unit, intergrated fridge freezer, integrated washing machine, spotlights,power points.

**Bedroom**  
**6'11" x 9'6" (2.11 x 2.91)**  
Laminate flooring, built in wardrobes, power points, under floor heating, spotlights.

**Bathroom**  
**3'7" x 7'1" (1.10 x 2.17)**  
Spotlghts, tiled flooring, electric shower, hand wash basin with mixer taps and vanity unit, low level fush WC, Shaver point.





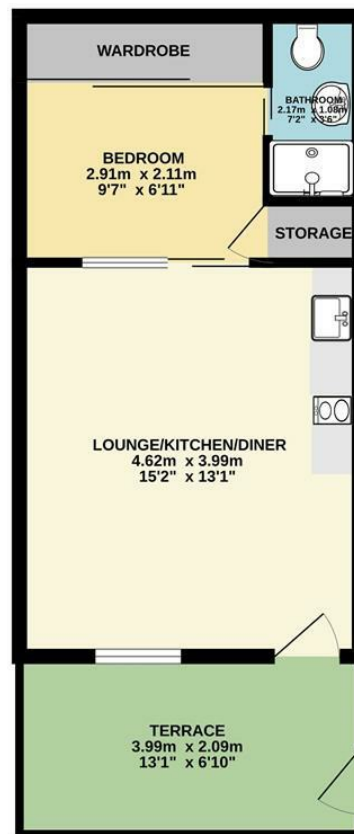






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GROUND FLOOR  
32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA : 32.0 sq.m. (344 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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