



www.kings-group.net

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Garner Road, London, E17 4HF
£350,000

Kings Group are delighted to present this two bedroom Ground floor Flat nestled on the charming Garner Road in Walthamstow, this delightful flat offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant area. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, while the bathroom ensures your daily routines are both comfortable and efficient.

One of the standout features of this apartment is the availability of parking for one vehicle, a rare find in this bustling locale. Additionally, the property boasts a garage, providing extra storage or the potential for a workshop, catering to your practical needs. The flat is offered chain-free, making the purchasing process smoother and more straightforward. The property benefits from having large windows throughout benefiting from natural light.

The location is particularly advantageous, with easy access to local transport links, ensuring that commuting to central London or exploring the surrounding areas is both quick and convenient.

In summary, this flat on Garner Road presents an excellent opportunity for those looking to invest in a well-located, spacious home in Walthamstow. With its appealing features and proximity to transport, it is a property not to be missed.

Locality

Situated on Garner Road the property gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is walking distance away, here you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You can take a short four minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip 'n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis.

You also have essential amenities just a stone's throw away, the Chingford Road food centre, Monoux coffee house & the dog and duck are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, bus stops are all walking distance from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short distance from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Share of Freehold
Lease length: 900+ Years Remaining
Service Charge: £900 P/a
Ground Rent: Ask Agent
Council Tax Band: C
Annual Council Tax Estimate: £1,932
Construction Type: Brick Built
Flood Risk: Rivers & See: No Risk , Surface Water: Low

Hallway

52" x 8'0" (1.58 x 2.45)
Laminate flooring.

Bathroom

5'3" x 8'11" (1.62 x 2.72)

Double glazed window to side aspect, spotlights, tiled flooring and part tiled walls, panel enclosed bath with mixer tap, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

Reception

17'8" x 10'7" (5.39 x 3.23)

Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, laminate flooring and power points.

Kitchen

7'8" x 12'7" (2.35 x 3.84)

Double glazed window to front aspect, tiled flooring and walls with stainless steel splash backs, range of base & wall units with roll top granite effect work surfaces, space for fridge freezer, freestanding cooker with gas oven and hob, sink with drainer unit, plumbing for washing machine, power points and combination boiler.

Hall

12'3" x 5'3" (3.74 x 1.61)

Bedroom One

11'9" x 12'7" (3.60 x 3.84)

Double glazed window to front aspect, ceiling with Centre ceiling rose, double radiator, carpeted flooring and power points.

Bedroom Two

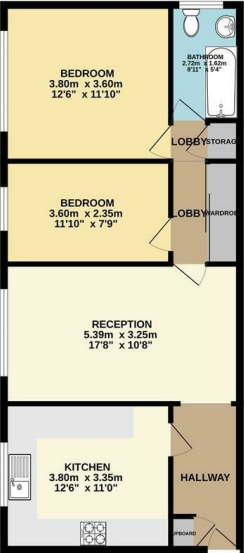
7'8" x 11'9" (2.35 x 3.60)

Double glazed window to front aspect, ceiling with Centre ceiling rose, double radiator, carpeted flooring and power points.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA - 64.0 sq.m. (689 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the Reception contained here, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error. Information is not guaranteed. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is made in their operability or efficiency can be given. Made with Metreplan (2005)

