



www.kings-group.net

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Kings Court, London, E13 9HZ
Offers Over £325,000

Nestled in the vibrant area of Kings Court, London, this charming house offers a delightful living experience in a prime location. Spanning an impressive 667 square feet, the property is perfect for those seeking a comfortable and stylish home.

As you step inside, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The layout is thoughtfully designed to maximise both comfort and functionality, making it ideal for families or professionals alike.

One of the standout features of this property is the lovely balcony, which invites you to enjoy the fresh air and views of the surrounding area. It is the perfect spot for morning coffee or evening relaxation after a busy day.

Conveniently located within walking distance to Upton Park, residents will benefit from easy access to local amenities, shops, and transport links, ensuring that everything you need is just a short stroll away.

Additionally, this property is chain-free, making the buying process smoother and more straightforward for prospective buyers.

In summary, this house in Kings Court presents an excellent opportunity for those looking to settle in a lively part of London, combining comfort, convenience, and charm in one appealing package. Don't miss the chance to make this delightful property your new home.



Locality

Kings Court is located in the Plaistow North area of Newham. Nestled between Upton Park and Plaistow tube stations (around 0.3–0.5?mi away), it benefits from strong transport links via the District, Hammersmith & City, Jubilee lines, numerous buses, and nearby DLR/overground services

Community life features strong local ties and amenities such as Plaistow Park, Memorial Park, Newham Leisure Centre, Terence McMillan Stadium, and the Memorial Community Church.

In summary, Kings Court’s locality offers excellent connectivity, varied amenities and open spaces, and a culturally rich community. It appeals to families and young professionals alike, delivering affordable living within an accessible inner-London neighbourhood that is well on a path of ongoing regeneration.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 101 Years Remaining
Council Tax Band: B
Annual Council Tax Estimate: £1,444
Flood Risk:
Rivers & Seas: Very Low
Surface Water: Low

Hallway
3'7">7'4" x 14'0" (1.11>2.25 x 4.27)
Laminate flooring and power points.

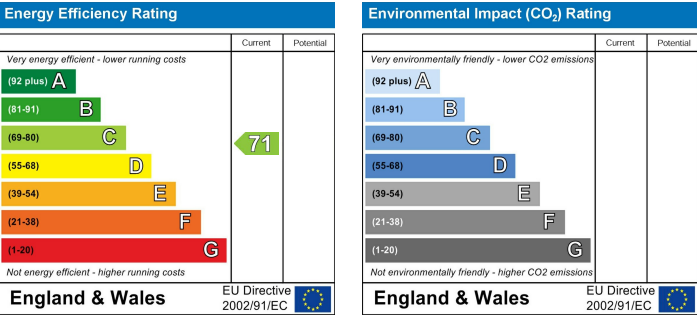
Reception
11'4" x 15'9" (3.46 x 4.81)
Double glazed window to rear aspect, ceiling with Centre ceiling rose, double radiator, laminate flooring, TV aerial point, door leading to balcony and power points.

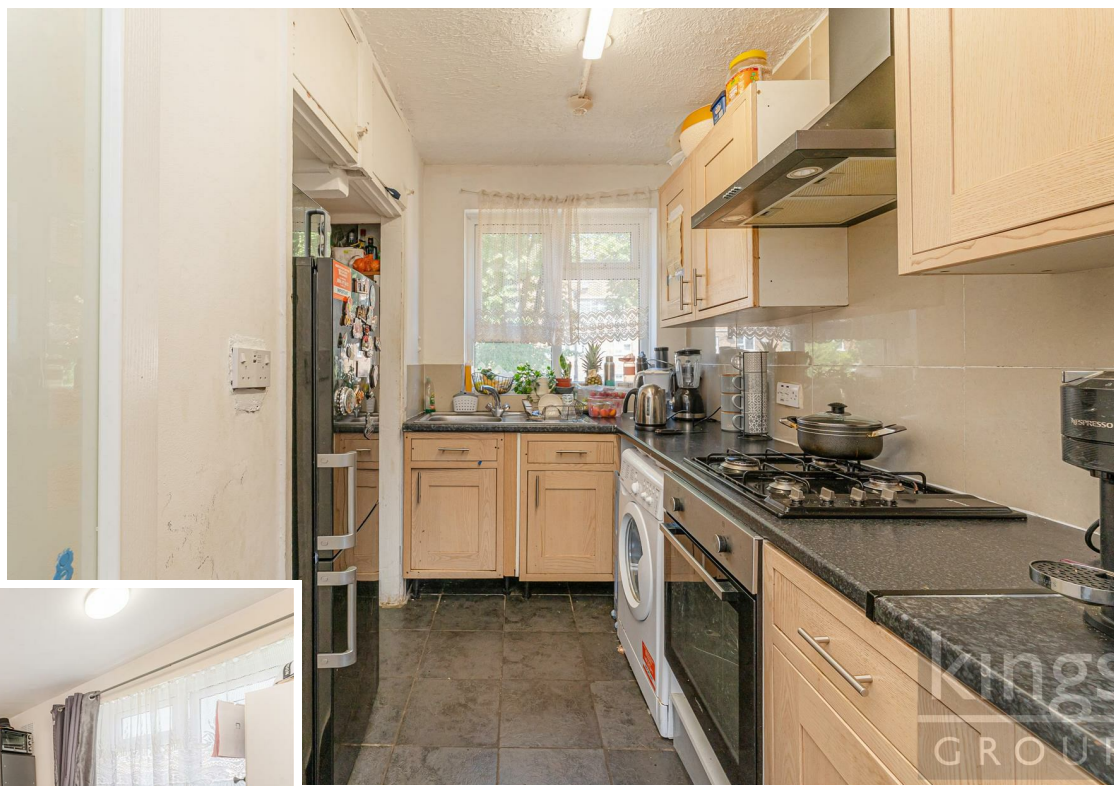
Kitchen
7'2" x 10'3" (2.19 x 3.13)
Double glazed window to front aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top wok surfaces, integrated cooker with gas hob and oven, extractor fan, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

Bathroom
11'9" x 12'0" (3.59 x 3.66)
Double glazed window to front aspect, ceiling with Centre ceiling rose, heated towel radiator, tiled flooring, panel enclosed bath with mixer tap & shower attachment, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c.

Bedroom One
11'9" x 12'0" (3.59 x 3.66)
Double glazed window to rear aspect, ceiling with Centre ceiling rose, single radiator, carpeted flooring and power points.

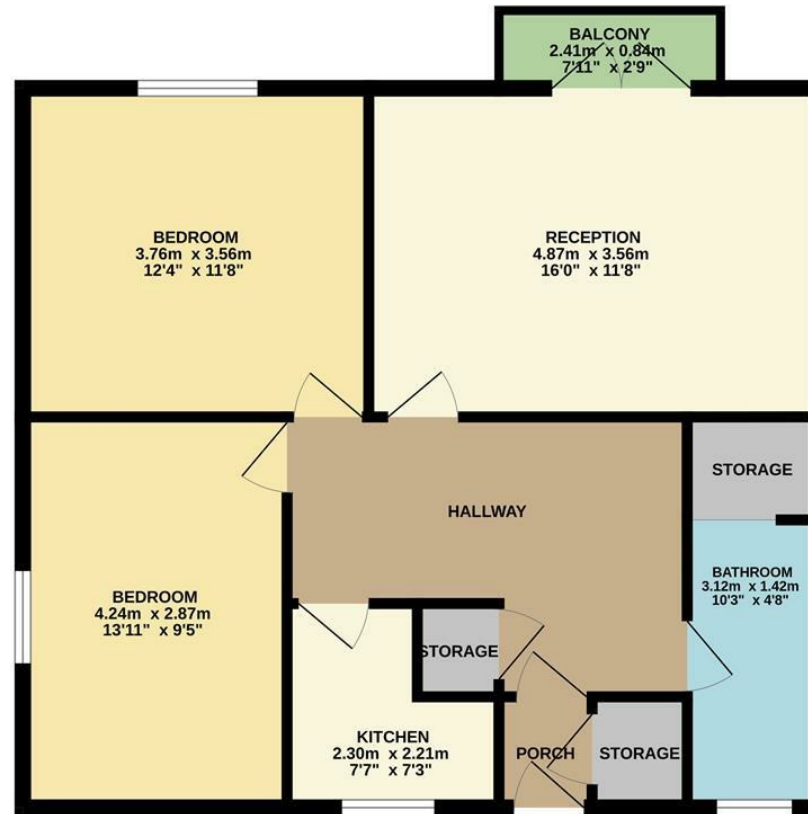
Bedroom
9'4" x 13'10" (2.87 x 4.23)
Double glazed window to side aspect, ceiling with Centre ceiling rose, single radiator, carpeted flooring and power points.







FIRST FLOOR
67.3 sq.m. (725 sq.ft.) approx.



TOTAL FLOOR AREA: 62.0 sq.m. (667 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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