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Green Pond Close, London, E17 6EF
Offers In The Region Of £275,000

Welcome to this charming one-bedroom flat located in the desirable Green Pond Close, London. This purpose-built property offers a comfortable living space, perfect for individuals or couples seeking a convenient urban lifestyle. The flat features a well-proportioned reception room that provides a welcoming atmosphere for relaxation and entertaining.

The bedroom is thoughtfully designed to maximise space and comfort, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs. This post-war flat benefits from a long lease, providing you with security and peace of mind for years to come.

One of the standout features of this property is the allocated parking space, a rare find in London, making it ideal for those who own a vehicle. Additionally, residents can enjoy the communal gardens, offering a lovely outdoor space to unwind and connect with neighbours.

Green Pond Close is situated in a vibrant area, with excellent transport links and local amenities within easy reach. Whether you are looking to invest or seeking a new home, this flat presents a wonderful opportunity to embrace city living in a comfortable and convenient setting. Do not miss the chance to make this delightful property your own.

Hallway

5'7" x 3'11" (1.72 x 1.20)

Laminate flooring, Storage Cupboard, Loft Access, Doors to Bathroom & Lounge

Bathroom

6'7" x 5'6" (2.01 x 1.69)

Textured ceiling, Part tiled walls, Heated towel rail, Lino flooring, Extractor fan, Panel enclosed bath with mixer tap & shower attachment, Hand wash basin with mixer tap and vanity unit, Wall hung W/C with concealed cistern.

Lounge

11'10" x .1053'1" (3.62 x .321)

Single glazed window to front aspect, Textured ceiling, Oil filled electric heater, Laminate flooring, Power points, TV points and Phone points

Kitchen

6'10" x 6'11" (2.10 x 2.11)

Single glazed window to front aspect, Laminate flooring, Tiled splash backs, Base & wall units with flat top work surfaces, Integrated cooker with electric oven & electric hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Textured ceiling, Power points

Bedroom

8'7" x 9'1" (2.63 x 2.79)

Single glazed window to side aspect, Textured ceiling, Wifi controlled electric heater, Laminate flooring, Power points

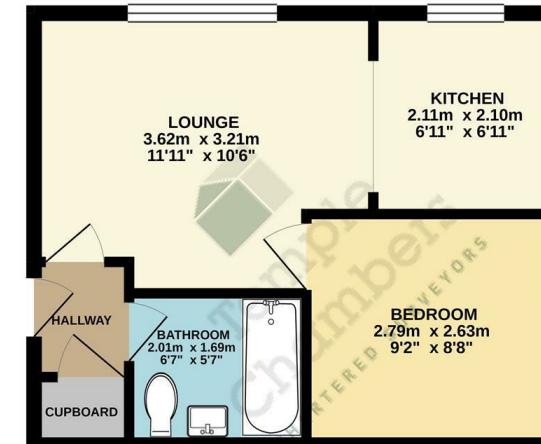
Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(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
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA: 29.9 sq.m. (322 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 misdescription. The floorplan is for descriptive purposes only and has not been tested and no guarantee is given as to their operability or efficiency can be given.
Floorplan 0200

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