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248 Hoe Street
Walthamstow E17 3AX
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Hillyfield, London, E17 6EQ
Offers In Excess Of £265,000

- Chain Free
- Ideal buy to let investment for first time purchase
- Walthamstow Central Tube station: 1.2 mile

- Communal garden
- Blackhorse Road Tube station 0.4 mile
- Open plan Lounge/kitchen

Nestled in the charming area of Hillyfield, Walthamstow, this delightful purpose-built flat offers a perfect blend of modern living and convenience. Spanning an efficient 355 square feet, the property features an open plan lounge and kitchen, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining.

The flat comprises one well-proportioned bedroom and a contemporary bathroom, making it an excellent choice for individuals or couples seeking a comfortable home. Built in 2011, the property benefits from modern fixtures and fittings, ensuring a hassle-free living experience.

One of the standout features of this flat is its chain-free status, allowing for a smooth and swift transaction. Additionally, residents can enjoy access to a communal garden, providing a lovely outdoor space to unwind and socialise with neighbours.

Conveniently located just 0.4 miles from Blackhorse Road Tube station, this property offers excellent transport links, making it easy to explore the vibrant city of London. Whether you are a first-time buyer or looking for a buy-to-let investment, this flat presents a fantastic opportunity to enter the property market in a desirable location.

In summary, this charming flat in Hillyfield is a wonderful option for those seeking a modern, low-maintenance home with excellent transport links and communal amenities. Don't miss the chance to make this property your own.

Tenure & Council Tax

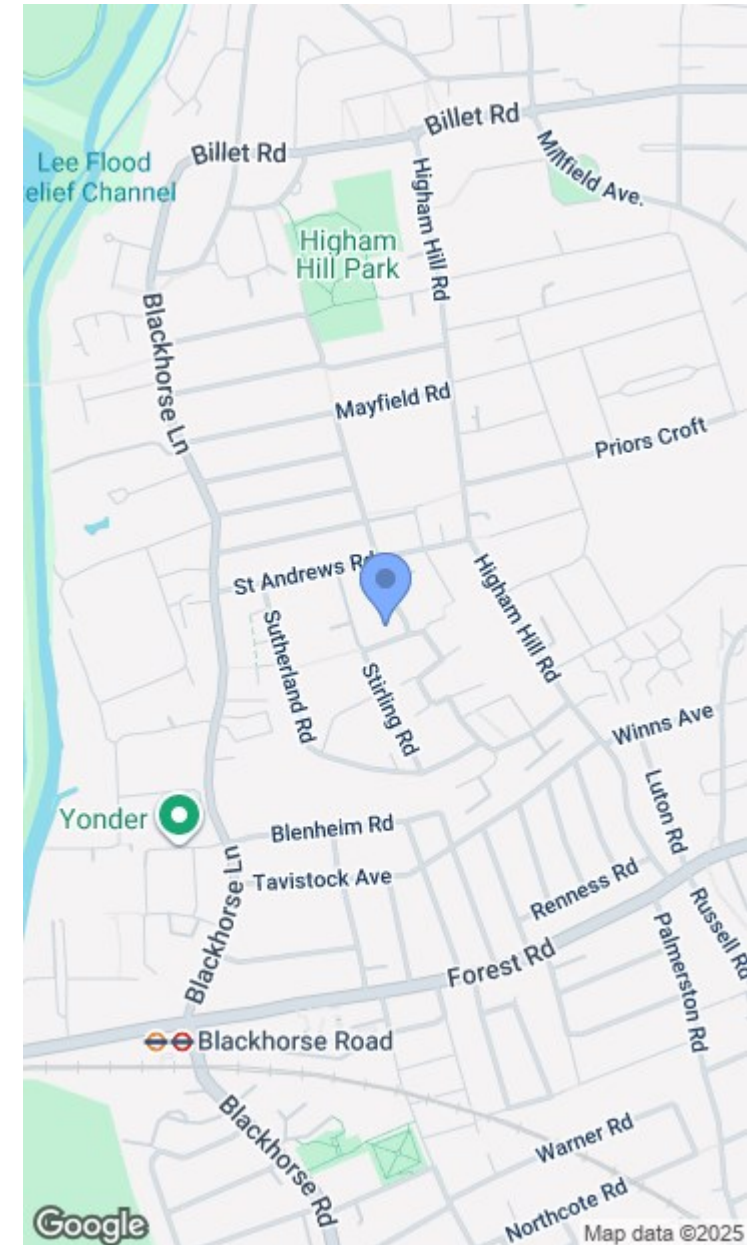
Tenure: Leasehold
 Lease remaining: 109 years remaining
 Ground Rent: £200 per annum
 Service Charge: £2496 per annum
 Council Tax Band: B
 Council Tax Estimate: £1,772 P/A
 Flood Risk: Rivers & Seas- Very low, Surface Water- Very low

Hallway

Lounge/Kitchen
10'9" x 16'4" (3.28 x 4.98)

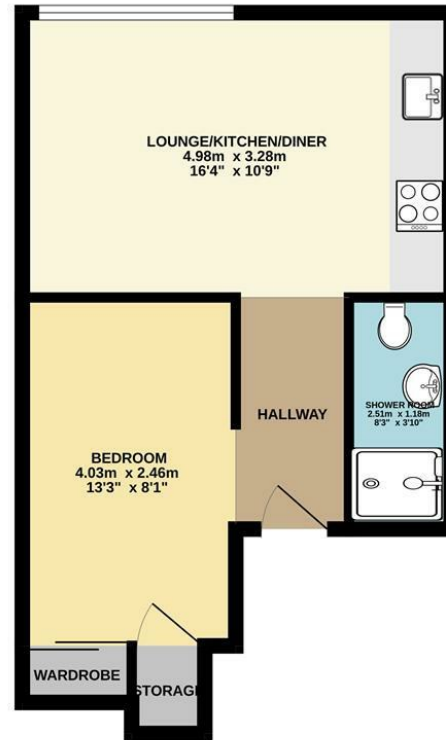
Bathroom
3'10" x 8'2" (1.18 x 2.51)

Bedroom
8'0" x 13'2" (2.46 x 4.03)





FIRST FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 34.6 sq.m. (372 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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