



South Grove, E17 7FG
London





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Nestled in the vibrant area of South Grove, London, this stunning purpose-built flat offers a modern and comfortable living experience. Spanning an impressive 872 square feet, the property boasts an open plan living space that seamlessly combines the reception area and kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining.

With two well-proportioned bedrooms, this flat is ideal for couples, small families, or professionals seeking a stylish urban retreat. Built in 2020, the property is in immaculate condition, ensuring that you can move in with ease and enjoy the contemporary finishes and fixtures throughout.

One of the standout features of this flat is the private terrace, providing a delightful outdoor space to unwind and enjoy the fresh air. Whether you wish to sip your morning coffee or host a small gathering, this terrace is a wonderful addition to your living space.

Conveniently located near St James Street and Walthamstow Central stations, commuting to central London and beyond is a breeze, making this property perfect for those who value accessibility. Additionally, the flat benefits from a concierge service, adding an extra layer of convenience and security to your lifestyle.

In summary, this exceptional flat in South Grove presents a unique opportunity to enjoy modern living in a prime location. With its spacious layout, private terrace, and excellent transport links, it is a property not to be missed.

Offers In Excess Of £490,000



- **Chain Free**
- **Two Double Bedrooms**
- **Walking Distance to local shops and amenities**
- **Concierge Service**
- **Bicycle Storage**

Locality

Malt Court in the heart of Walthamstow, E17. Perfectly suited for professionals, couples, or young families, this property combines contemporary urban living with excellent connectivity and community amenities.

Transport Links

This property benefits from exceptional public transport connectivity:

St James Street Overground Station
Walthamstow Central Station (Victoria Line & Overground) –
Walthamstow Queen's Road Overground Station –
Multiple bus routes serving Central London and East London
Convenient access to Cycleway Q2, connecting to
Walthamstow Wetlands and surrounding areas

Local Amenities

Walthamstow High Street – Europe's longest market
CRATE St James – Social hub with independent food, drink, and retail
Walthamstow Wetlands – 500 acres of natural reserve just a 5-minute cycle away
Local supermarkets, gyms, cafes, and community centres all within walking distance

Schools & Education

South Grove Primary School – Ofsted 'Outstanding' (300m away)
Mission Grove & Edinburgh Primary Schools – Ofsted 'Good'
Walthamstow School for Girls – Ofsted 'Outstanding'

Tenure & Council Tax

Tenure: Leasehold
Lease length: 244 Years Remaining
Service Charge: £3000 P/A

- **Private Terrace**
- **Walking Distance to St James St Station & Walthamstow Central**
- **En-suite to the master bedroom**
- **Immaculately Presented**
- **Open Plan Living space**

Ground Rent: £300 P/A

Council Tax Band: C

Annual Council Tax Estimate: £2,025

Flood Risk: Rivers & Sea-Very Low , Surface Water-Very Low

Hallway

Single Radiator, Storage Cupboards, Power points, space for work desk

Reception/Kitchen 19'0 x 18'1 (5.79m x 5.51m)

Double Glazed windows to the rear aspect, double radiator, tiled splash back walls, range of base and wall units with roll top worksurfaces, integrated cooker, electric oven, electric hob, extractor fan, sink drainer unit, integrated fridge freezer, integrated dishwasher, spotlights, doors leading to terrace, power points, TV aerial point.

Bedroom One 13'1 x 10'2 (3.99m x 3.10m)

Double glazed windows to the rear aspect, centre ceiling rose, double radiator, carpeted flooring, built in wardrobes, TV aerial point, Power points.

En Suite 7'5 x 5'3 (2.26m x 1.60m)

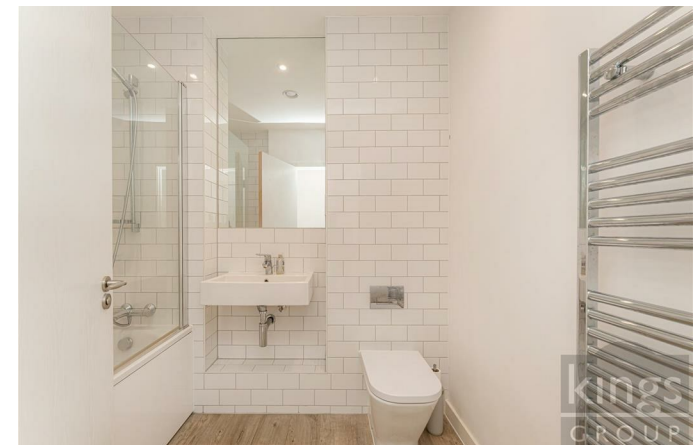
Part tiled walls, spotlights, heated towel rail, extractor fan, panel enclosed bath with mixer taps and shower attachment, hand wash basin with mixer taps, low level flush WC, Shaver Point.

Bedroom Two 16'5 x 9'3 (5.00m x 2.82m)

Double glazed windows to the rear aspect, double radiator, carpeted flooring, power points.

Bathroom 10'5 x 5'3 (3.18m x 1.60m)

Part tiles walls, heated towel rail, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC, shaver point.



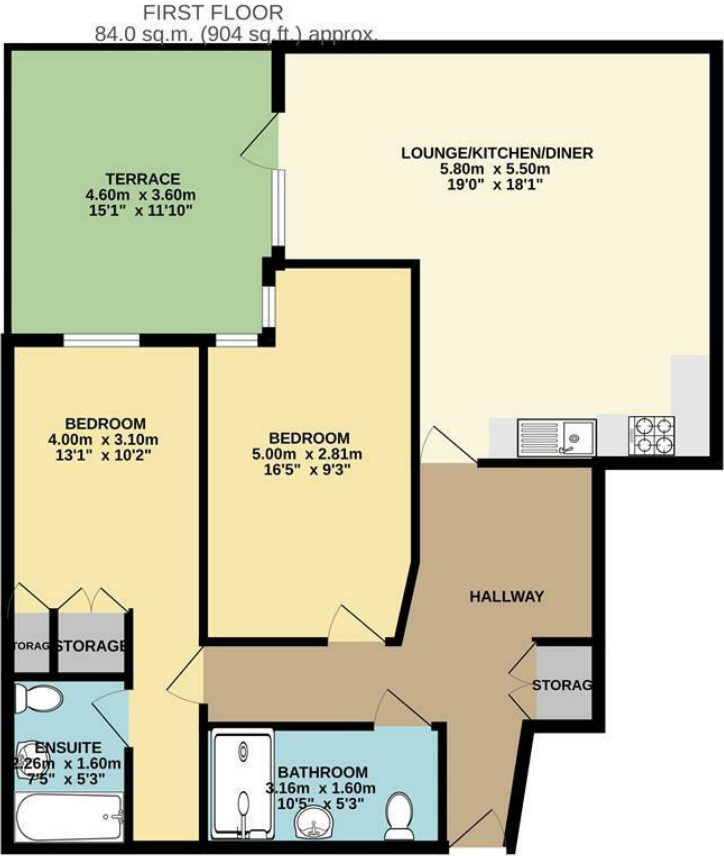


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



TOTAL FLOOR AREA: 84.0 sq.m. (904 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 is given as to their operability or efficiency can be given.
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248 Hoe Street, Walthamstow, London,
E17 3AX
T: 020 8521 1122
E:
www.kings-group.net

