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248 Hoe Street Walthamstow E17 3AX Tel: 020 8521 1122 Pembar Avenue, London, E17 6HN Offers In Excess Of £1,025,000 Nestled on the charming Pembar Avenue in Walthamstow, this exquisite mid-terrace house offers a delightful blend of modern living and classic charm. Spanning an impressive 1,593 square feet, this property has been thoughtfully extended to provide ample space for comfortable family living.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With three well-proportioned bedrooms, there is plenty of room for relaxation and rest. The bathroom is tastefully designed, ensuring convenience for all residents.

Built in 1900, this home has been meticulously maintained and is presented in immaculate condition, allowing you to move in without the need for any immediate renovations. The property is chain-free, making the buying process smoother and more straightforward.

One of the standout features of this residence is its prime location. Situated within walking distance of Blackhorse Road station, commuting to central London and beyond is both easy and efficient.

This property is an ideal choice for families or professionals seeking a spacious and well-located home in the vibrant city of London. With its blend of character, modern amenities, and accessibility, this house on Pembar Avenue is not to be missed.

Tenure & Council Tax

Tenure: Freehold Council Tax Band: C

Council Tax Estimate: £2,025

Flood Risk: Rivers & Seas- Very low, Surface Water-Very

low

Hallway

Reception 10'11" x 24'6" (3.35 x 7.49)

Kitchen 13'6" x 21'5" (4.14 x 6.53)

WC

First Floor Landing

First Floor Bathroom 5'6" x 8'5" (1.68 x 2.57)

Bedroom One 12'9" x 14'6" (3.91 x 4.42)

Bedroom Two 8'11" x 14'9" (2.74 x 4.50)

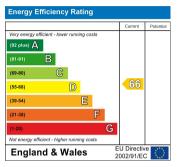
Bedroom Three 9'1" x 10'11" (2.77 x 3.35)

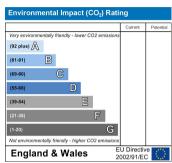
Second Floor Landing

Bedroom Four 13'8" x 18'6" (4.17 x 5.64)

Bedroom Five 8'2" x 10'9" (2.51 x 3.30)

Shower Room 5'1" x 6'3" (1.55 x 1.93)





Pembar Avenue

Approx. Total Internal Area 1655 Sq Ft - 153.75 Sq M (Including Restricted Height Area)

Approx. Gross Internal Area 1553 Sq Ft - 144.28 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract, ny intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





