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Penrhyn Avenue, London, E17 5DF
Offers In Excess Of £600,000

Nestled in the charming area of Penrhyn Avenue, Walthamstow, this delightful mid-terrace house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this residence is the south-facing garden, which bathes the outdoor space in natural light throughout the day. This garden offers a wonderful retreat for gardening enthusiasts or those who simply wish to bask in the sun during warmer months.

The property is chain-free, allowing for a smooth and efficient purchasing process. With its prime location, this home is well-positioned to benefit from the vibrant community and amenities that London has to offer. Whether you are looking to settle down or invest, this house on Penrhyn Avenue is a remarkable find that combines comfort, convenience, and potential. Do not miss the chance to make this lovely property your own.

Tenure & Council Tax

Tenure: Leasehold

Years Remaining: 903

Council Tax Band: B

Council Tax Estimate: £1,772 P/A

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

Hallway

5'5" x 14'9" (1.96 x 4.51)

Reception 11'1" x 14'9" (3.40 x 4.50)

Kitchen

8'6" x 17'4" (2.60 x 5.30)

First Floor Landing

6'5" x 8'5" (1.96 x 2.57)

First Floor Bathroom

6'5" x 7'5" (1.96 x 2.28)

Bedroom One

8'6" x 14'1" (2.60 x 4.30)

Bedroom Two

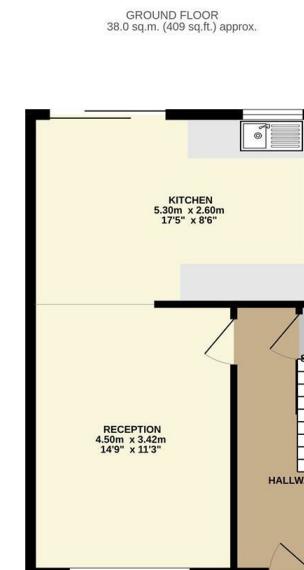
8'10" x 11'1" (2.70 x 3.40)

Bedroom Three

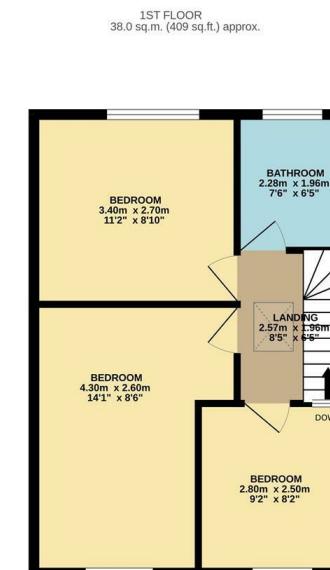
8'2" x 9'2" (2.50 x 2.80)

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	90	
(69-80)	C	72	
(55-66)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-66)	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
38.0 sq.m. (409 sq.ft.) approx.



1ST FLOOR
38.0 sq.m. (409 sq.ft.) approx.

TOTAL FLOOR AREA - 76.0 sq.m. (818 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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