



Lawrence Avenue, E17 5PQ
London





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Nestled on the charming Lawrence Avenue in London, this delightful maisonette offers a perfect blend of comfort and convenience. With its own front door, this property provides a sense of privacy and independence that is often sought after in urban living.

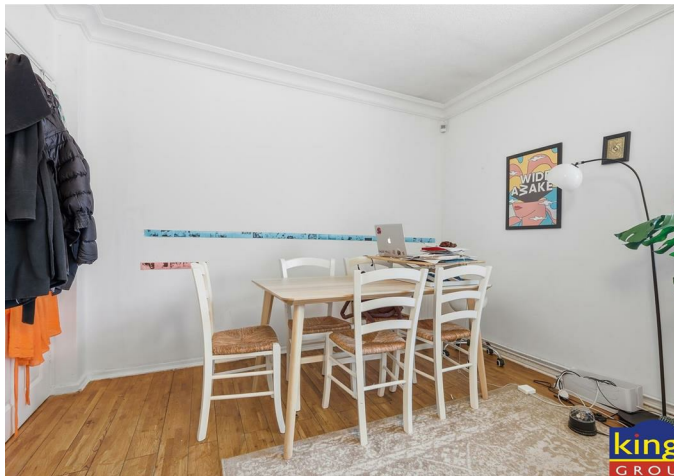
The maisonette features a spacious reception room, ideal for entertaining guests or enjoying a quiet evening at home. The two well-proportioned bedrooms provide ample space for relaxation, making it suitable for both individuals and small families. The bathroom is thoughtfully designed, ensuring functionality and comfort.

One of the standout features of this property is the lovely garden, a rare find in London. This outdoor space is perfect for enjoying the fresh air, hosting summer barbecues, or simply unwinding with a good book.

Conveniently located within walking distance to Blackhorse Road station, commuting to central London and beyond is a breeze. This accessibility makes it an excellent choice for professionals and anyone who enjoys the vibrant city life.

Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home. This maisonette on Lawrence Avenue is a wonderful opportunity for those looking to embrace London living in a charming and comfortable setting.

Offers In Excess Of £400,000



- Garden
- Two Double Bedrooms
- New Lease On Completion

- Own Front Door
- Walking Distance To Blackhorse Road Station

Hallway

Bathroom 5'8" x 6'1" (1.73m x 1.85m)

Double glazed window to side aspect, tiled flooring and part tiled walls, heated towel rail radiator, shower cubicle with thermostatically controlled shower, hand wash basin with pedestal, low level flush w/c.

Reception 15'1" x 14'1" (4.60m x 4.29m)

Double glazed bay window to side aspect, coved and textured ceiling, Stripped wood flooring and power points.

Kitchen 8'6" x 11'8" (2.59m x 3.56m)

Double glazed window to side aspect, single radiator, tiled flooring and walls with tiled splash backs, range base & wall units with roll top granite effect work surfaces, integrated cooker with electric oven and gas hob, sink with drainer unit, plumbing for washing machine and power points.

Bedroom One 10'6" x 13'8" (3.20m x 4.17m)

Double glazed window to side aspect, coved ceiling, stripped wood flooring, build in storage cupboard and power points.

Bedroom Two 8'9" x 12'2" (2.67m x 3.71m)

Double glazed window to side aspect, coved ceiling, stripped wood flooring, build in storage cupboard and power points.



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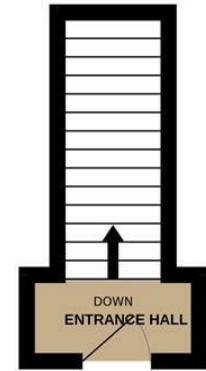
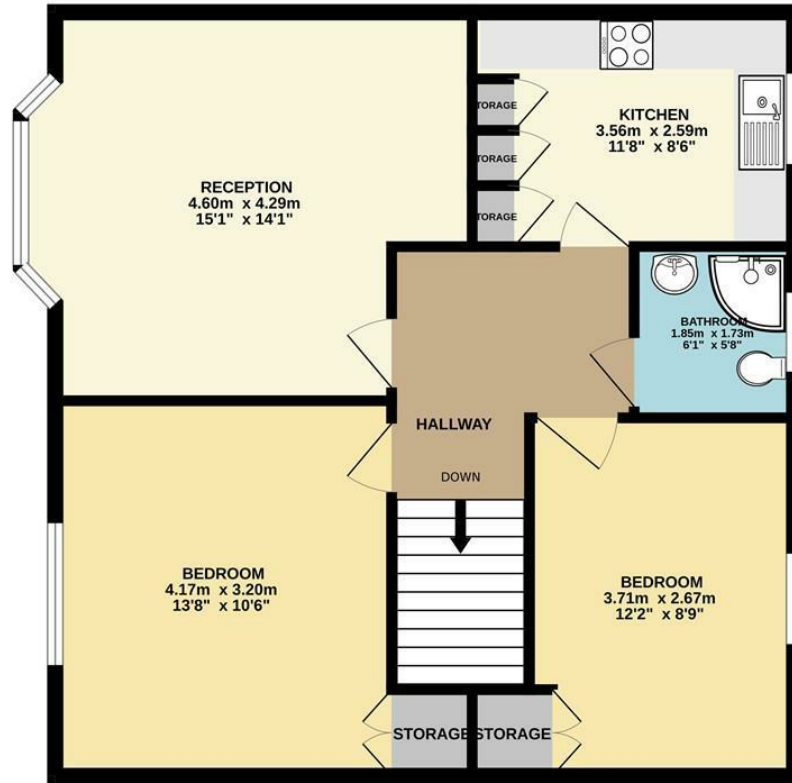




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

1 ST FLOOR
67.0 sq.m. (721 sq.ft.) approx.

GROUND FLOOR
5.4 sq.m. (58 sq.ft.) approx.



TOTAL FLOOR AREA : 72.4 sq.m. (779 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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