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248 Hoe Street  
Walthamstow E17 3AX  
Tel: 020 8521 1122

Raglan Road, London, E17 9EE  
Offers In Excess Of £250,000

Alluring, Amazing & Awe-inspiring, Welcome to your future home on Raglan Road, E17! This exquisite two-bedroom first-floor conversion apartment, offered with no onward chain, is a testament to modern comfort and convenience. Boasting two generously sized double bedrooms, this residence ensures ample space for both relaxation and rejuvenation. The heart of the home lies in its open-plan lounge/kitchen/diner, providing a seamless blend of functionality and style. Natural light floods the living space, creating an inviting atmosphere for entertaining guests or simply unwinding after a long day. The apartment is thoughtfully designed with practicality in mind, featuring full double glazing and efficient gas central heating for year-round comfort. With 110 years remaining on the lease, peace of mind is guaranteed for the fortunate new owners. Situated on the borders of Walthamstow Village, this property offers the perfect balance of suburban tranquillity and urban vibrancy. Don't miss the opportunity to make this charming abode your own!

Property Showcases

As you approach the property, the first thing that captures your attention is the charming brick-built wall that envelops the communal front garden. A Chelsea bow-style steel gate beckons you inside, granting access to a shared outdoor space that sets a tranquil tone. Strolling through this communal garden, you reach a communal door that opens into a well-kept entrance area. Ascending a flight of stairs, you arrive at your own front door, where anticipation builds for the unveiling of the interior. Upon entering, you are greeted by a bright and spacious entrance hall that serves as the central hub connecting various areas of the apartment. To the front of the property lies the heart of the home – a spacious lounge, kitchen, and dining area seamlessly integrated into one harmonious space. The fully fitted kitchen beckons to culinary enthusiasts with its modern amenities and sleek design. Ample space is provided for lounging, creating a cosy nook for relaxation, while a designated dining area invites you to enjoy meals in style. The entrance hall extends its welcome further, branching off to reveal two generously sized double bedrooms. Each bedroom offers a retreat of comfort and tranquillity, with ample natural light filtering through well-placed windows. The thoughtful layout ensures privacy and a sense of personal space. Adjacent to the bedrooms, a lobby presents itself as a versatile space, ideal for use as an additional study room. Whether you need a dedicated home office or a quiet reading corner, this flexible area accommodates your lifestyle needs. Completing the tour is the three-piece bathroom suite, a haven of serenity where you can unwind after a long day. The bathroom is designed for both functionality and style, providing a comfortable space to refresh and rejuvenate. In summary, this two-bedroom first-floor conversion apartment offers not only a tastefully designed interior but also a welcoming communal entrance and garden area. The thoughtful layout ensures a seamless flow between the communal and private spaces, making it a delightful place to call home.

Location

Nestled on the picturesque Raglan Road, your new residence boasts a multitude of advantageous locations. Ideally situated, it is a mere stroll away from both Hollow Ponds and Snaresbrook underground stations. Hollow Ponds, an enchanting section of Epping Forest, invites exploration through boat rentals, revealing the wonders of wildlife, surrounding shores, and the ancient woodlands of Epping Forest. After immersing yourself in the forest's beauty, a brief six-minute walk leads you to Wood Street shopping parade, where a variety of independent businesses cater to your every need. A leisurely nine-minute walk or a two-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages with roots dating back to 1086. Known for its local produce shops and historic buildings concentrated around Orford Road, Walthamstow Village offers a delightful blend of country life in the heart of London. Explore its quaint streets during an afternoon walk, indulging in treats and tipples from delightful delis, tempting tapas, and breweries providing beer at the source. The culinary delights of Walthamstow Village offer a gourmet experience with a variety of fine foodie fare. Abundant transportation options surround your new home, with five bus stops within 0.11 miles, connecting you to various destinations. Walthamstow Central and Snaresbrook stations, located at 0.9 miles and 1.4 miles respectively, provide both underground and over ground transport choices. Additionally, a wealth of nursery, primary, and secondary schools within a 0.54-mile catchment area boast good to outstanding Ofsted ratings. Your new property on Elm Road truly combines convenience, natural beauty, and a vibrant community for a well-rounded living experience.

Tenure & Council Tax

Tenure: Leasehold  
 Lease Length: 125 years from 22/6/2001  
 Service Charge: £0  
 Ground Rent: £100 pa  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,509 pa

Entrance Hall

4'10" x 18'9" (1.49 x 5.74)  
 Single glazed door to side aspect, carpeted flooring, storage cupboard and power points.

Lounge/Kitchen/Diner
 13'6" x 12'11" (4.14 x 3.96)

Double glazed windows to the front aspect, laminate flooring, TV point and phone points, single radiator, tiled splash backs, range of wall and base units with roll top work surfaces, plumbing for dishwasher, plumbing for washing machine, integrated chimney style hood extractor hood.

Bedroom One

8'0" x 16'1" (2.44 x 4.92)  
 Double glazed windows to the side and rear aspect, single radiator, power points, carpeted flooring, phone and TV point.

Bedroom Two

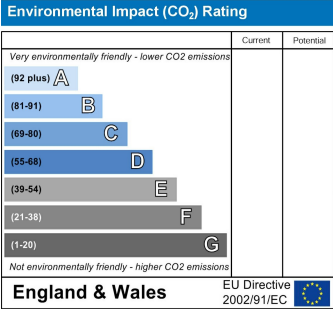
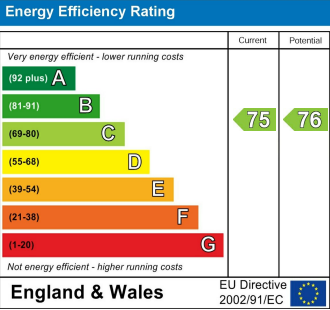
8'5" x 11'6" (2.59 x 3.53)  
 Double glazed windows to the side aspect, single radiator, carpeted flooring and power points.

Lobby

8'9" x 4'1" (2.69 x 1.26)  
 Storage cupboard, carpet flooring and power points.

Bathroom

6'6" x 8'11" (2.00 x 2.73)  
 Double glazed opaque window to the side aspect, tiled walls, single radiator, extractor fan, panel enclosed bath with mixer taps & shower attachment, hand wash basin with mixer taps and pedestal, low level flush w/c..



FIRST FLOOR  
 47.5 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 47.5 sq.m. (512 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be read in conjunction with the prospectus and the contract. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and life span.  
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