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Exmouth Road, London, E17 7QG
Offers In Excess Of £300,000

Alluring, Spacious and Ideally located, this fantastic one bedroom ground floor purpose built flat is perfect for first time buyers, a couple and investors alike. The property is being sold on a chain free basis and comes with a lease of 115 years remaining, which gives reassurance of a quick and easy sale process as well as never having to worry about conducting a stressful and potentially costly lease extension. Boasting allocated residential parking as well as a private and communal gardens, this property will be sure to tick a lot of the boxes you have been looking for.

Property Showcases

A communal entrance promotes a phone entry system for added security and leads through the communal gardens before arriving at your own front door. As you enter the property you are welcomed into a spacious entrance hall that benefits from two extremely well sized storage rooms as well as giving access to the entire property. The first room you will discover from the entrance hall is the roomy lounge/diner, this room boasts fully double glazed French doors that lead to the private garden as well as featuring laminate flooring that is easy to maintain and clean. The fully fitted kitchen leads off of the lounge/diner and presents a range of wall and base units that provide a plethora of additional storage space. The kitchen also houses the Vaillant combination boiler that was only installed a few years ago and was also serviced last year. The next room accessible from the entrance hall is the large double bedroom which is located to the rear of the property. This room showcases a larger than average space that gives ample room for a double bed as well as additional storage. The three piece family bathroom is the last room accessible from the entrance hall and completes the property. Finished with black and white chequered tiles as well as accommodating a large panel enclosed bath allows for the perfect place to unwind and relax after a hard day's work.

Location

Being situated a stone's throw away from the Queens Road national rail station allows for a wealth of transport opportunities. Gospel Oak station is only a short 24 minute train ride away or you have Barking just 14 minutes in the opposite direction. If you are looking for the underground then you have a brief 4 minute walk by foot to Walthamstow Central where you can whisk yourself away into Central London in as little as 15 minutes. If you are looking for bus stops then you have 5 all under 0.17 miles from your front door and all have access to a multitude of different locations. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.2 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Nursery, primary & secondary schools are all within walking distance and catchments to Edinburgh, South Grove, Low Hall, Mission Grove & Kelmscott are all under 0.5 miles and provide good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 125 years from 25/142/2012
 Ground Rent: £10 pa
 Service Charge: £700 pa
 Council Tax Band: B
 Annual Council Tax Estimate: £1,509 pa

Hallway

2'11" x 1'9" (0.91 x 5.80)

Double glazed window & door to front aspect, Textured ceiling, Single radiator, Laminate flooring, Power points, Storage cupboard (2.10m x 0.96m), Storage cupboard (2.10m x 2.01m).

Lounge/Diner

15'5" x 9'6" (4.71 x 2.90)

Double glazed window to rear aspect, Single radiator, Laminate flooring, Phone and TV aerial point, Power points, Double glazed French doors leading to garden.

Kitchen

9'5" x 9'1" (2.89 x 2.77)

Double glazed window to front aspect, Single radiator, Lino flooring, Tiled splash backs walls. Range of base & wall units with roll top marble effect work surfaces, Freestanding cooker with gas and electric supply, Chimney style extractor with hood, Sink with drainer unit, Space for Fridge/freezer, Plumbing for washing machine, Textured ceiling, Power points and Combination boiler.

Bedroom

11'10" x 9'9" (3.61 x 2.98)

Double glazed window to rear aspect, Textured ceiling, Single radiator, Laminate flooring, Power points, TV aerial and Phone point.

Bathroom

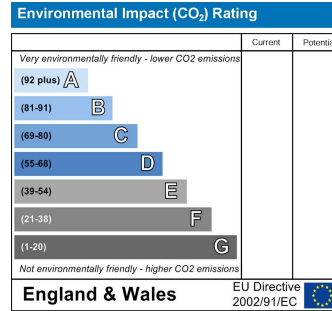
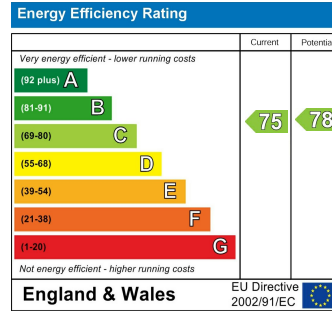
6'10" x 6'6" (2.09 x 1.99)

Textured ceiling, Part tiled walls, Single radiator, Lino flooring, Panel enclosed bath with mixer tap & shower attachment, Hand wash basin with mixer tap & pedestal, Low level flush w/c.

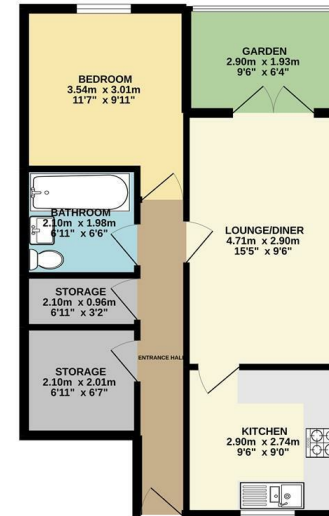
Garden

6'5" x 8'7" (1.96 x 2.62)

Patio flooring and opaque screening.



GROUND FLOOR
 46.8 sq.m. (503 sq.ft.) approx.



TOTAL FLOOR AREA - 46.8 sq.m. (503 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error.
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