



Riverhead Close, E17 5PY  
London





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# Riverhead Close, E17 5PY

Welcome to this charming flat located on Riverhead Close in Walthamstow, a perfect blend of comfort and convenience. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook to prepare meals.

The flat boasts two bathrooms, providing added convenience and privacy for residents and visitors alike. This thoughtful layout ensures that morning routines run smoothly, even during busy weekdays.

One of the key advantages of this property is its prime location. Situated within walking distance of Blackhorse Road Station, commuting to central London and beyond is both easy and efficient. This accessibility makes it an excellent choice for those who work in the city but prefer a quieter residential area to call home.

Additionally, the property includes a private parking space, a rare find in London, offering peace of mind for those with vehicles.

In summary, this flat on Riverhead Close presents a wonderful opportunity for anyone looking to enjoy modern living in a well-connected area. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Don't miss the chance to make this lovely flat your new home.

## Offers In The Region Of £345,000



- Two Bedrooms
- Two Bathrooms
- Private Parking Space

- Walking Distance To Blackhorse Road Station
- Purpose Built Apartment
- Modern Kitchen

#### Tenure & Council Tax

Tenure: Leasehold  
 Lease Length: 104 Years Remaining  
 Ground Rent: £250 P/A  
 Service Charge: £2562 P/A  
 Council Tax Band: C  
 Council Tax Estimate: £2025 P/A  
 Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

#### Hallway

**Lounge/Kitchen 15'7" x 16'4" (4.75 x 5.00)**

**Bathroom 6'3" x 6'5" (1.91 x 1.97 )**

**Bedroom One 10'5" x 12'9" (3.20 x 3.91)**

**En Suite 5'9" x 6'5" (1.77 x 1.97)**

**Bedroom Two 7'11" x 11'8" (2.42 x 3.58)**





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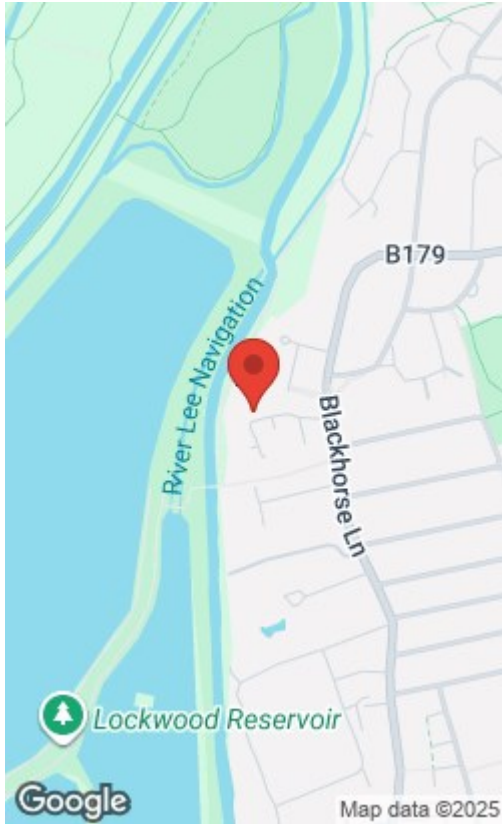
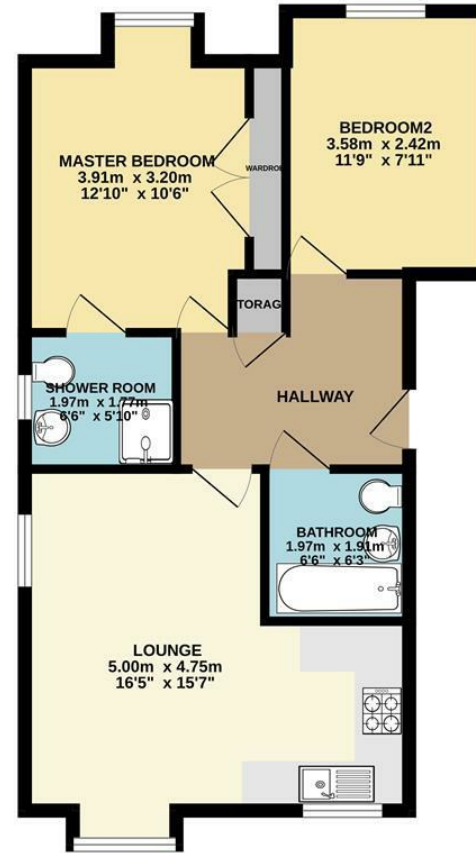




Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR  
51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (603 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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

248 Hoe Street, Walthamstow, London,  
E17 3AX

T: 020 8521 1122

E:

www.kings-group.net

