



www.kings-group.net

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

Riverhead Close, London, E17 5PY
Offers In The Region Of £345,000

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.

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)

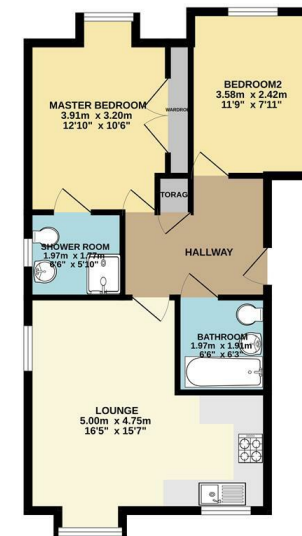
En Suite
 5'9" x 6'5" (1.77 x 1.97)

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

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) 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
 51.6 sq.m. (556 sq.ft.) approx.



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other levels are approximate and are not intended to be used for any purpose other than a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and for general use.
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