



Hitcham Road, E17 8HN  
London

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# Hitcham Road, E17 8HN

Nestled on the charming Hitcham Road, this delightful warner flat offers a perfect blend of comfort and convenience. Spanning an impressive 624 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat in the city.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat also boasts a well-appointed bathroom, ensuring all your needs are met. The property, built in 1900, retains a sense of character while offering modern living.

One of the standout features of this flat is the lovely garden, providing a serene outdoor space to enjoy fresh air and sunshine. Whether you wish to cultivate your own plants or simply unwind with a book, this garden is a delightful addition to your home.

Conveniently located within walking distance to the train station, commuting to central London or exploring the surrounding areas is a breeze. The property is chain-free, allowing for a smooth and hassle-free purchase process. Additionally, a new lease will be granted upon completion, ensuring peace of mind for the new owner.

This flat is a wonderful opportunity for those looking to invest in a property that combines historical charm with modern amenities in a sought-after location. Don't miss your chance to make this lovely flat your new home.

## Offers In Excess Of £390,000



- Chain Free
- Ground Floor Warner Flat
- Garden

- New lease On Completion
- Two Bedrooms
- Walking Distance To Lea Bridge Road Station

#### Tenure & Council Tax

Tenure: Leasehold

Lease Length: New Lease On Completion

Ground Rent: £120 P/A

Council Tax Band: B

Council Tax Estimate: £1,772 P/A

Flood Risk: Rivers & Seas- low, Surface Water-Very low

#### **Hallway 3'2">2'10" x 41'2" (0.98>0.87 x 12.56)**

Under stairs storage cupboard, laminate flooring.



#### **Reception 10'2" x 10'10" (3.10 x 3.31)**

Double glazed window to front aspect, ceiling with Centre ceiling rose, double radiator, stripped wood flooring, TV aerial point and power points.



#### **Bathroom 4'3" x 8'0" (1.31 x 2.44)**

Double glazed opaque window to side aspect, single radiator, part tiled walls, lino flooring, extractor fan, panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer tap, low level flush w/c.

#### **Kitchen 7'8" x 7'8" (2.36 x 2.36)**

Double glazed window to side aspect, Lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, space for cooker with gas hob and electric oven, sink with drainer unit, space for fridge freezer, plumbing for washing machine, coved ceiling, combination boiler and double glazed door leading to garden.



#### **Bedroom One 10'10" x 10'7" (3.31 x 3.25)**

Double glazed window to rear aspect, coved ceiling, single radiator, laminate flooring and power points.

#### **Bedroom Two 11'8" x 10'6" (3.56 x 3.21)**



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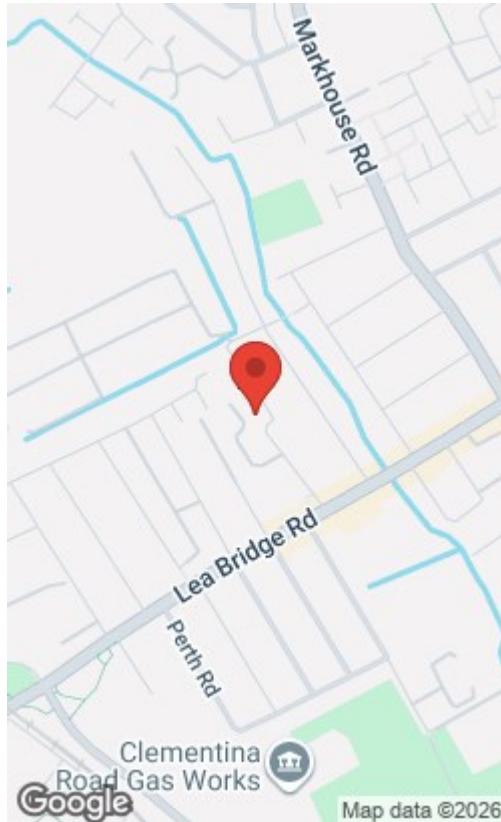
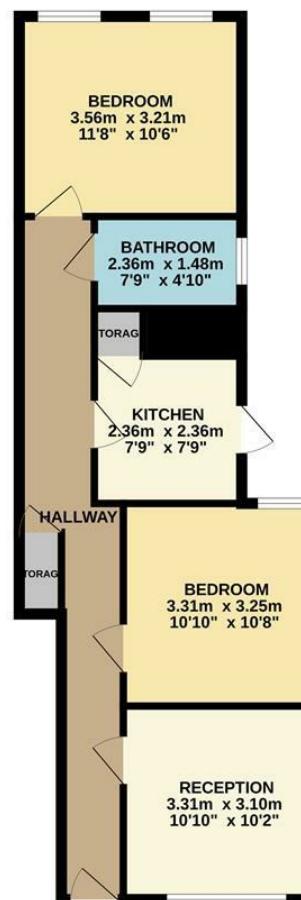




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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

GROUND FLOOR  
57.0 sq.m. (614 sq.ft.) approx.



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.