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248 Hoe Street  
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2 Hillyfield, London, E17 6EQ  
Offers In Excess Of £250,000

- Purpose Built First Floor Studio Apartment
- Allocated Secured Underground Parking
- Updated Shower Room Only Six Months Old
- Video Entry Security System

- Chain Free
- Communal Gardens
- Fully Fitted Kitchen With Integrated Appliances
- With In Walking Distance To Blackhorse Road Station

This rare creation occupies the first floor of one of the many popular new build blocks located in the up and coming Sutherland Road development. Boasting a lease of 111 years remaining and being sold on a chain free basis offers the perfect property to welcome you onto the property ladder.

The property comprises of a generously sized lounge/kitchen/diner that benefits from a floor to ceiling window that bathes the room in natural light. The fully fitted kitchen complements the room with fantastic appeal and comes with a range of integrated appliances. The adjoining room is a gorgeous part tiled shower room that has been recently refreshed and benefits from a brand new wall hung w/c with a concealed cistern. A sizeable bedroom completes the property and comes with built in wardrobes that have ample space for additional storage.

Further highlights include a well maintained and substantial communal gardens as well as a secured underground parking facility that has a direct lift to your front door. This well presented property offers an easy-care floor plan and is in impeccable condition so you can just move straight in and make into your own home.

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything the local area has to offer. From the increasingly popular Walthamstow beer mile to the captivating manicured gardens of Lloyd Park, everything you need is within walking distance and really does mean you are totally spoilt for choice.

Tenure: Leasehold  
 Lease Length: 125 years from 04/02/2009  
 Service Charge: £1,824 pa  
 Ground Rent: £200 pa  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,128 pa

**ENTRANCE HALL**  
**4'1" x 10'0" (1.25 x 3.05)**

Double glazed door to the front aspect, single radiator, laminated flooring and power points.

**RECEPTION ROOM**  
**10'10" x 16'4" (3.31 x 4.99)**

Double glazed window to the rear aspect, single radiator, laminate laid flooring, phone point, TV aerial point and power points.

**KITCHEN**

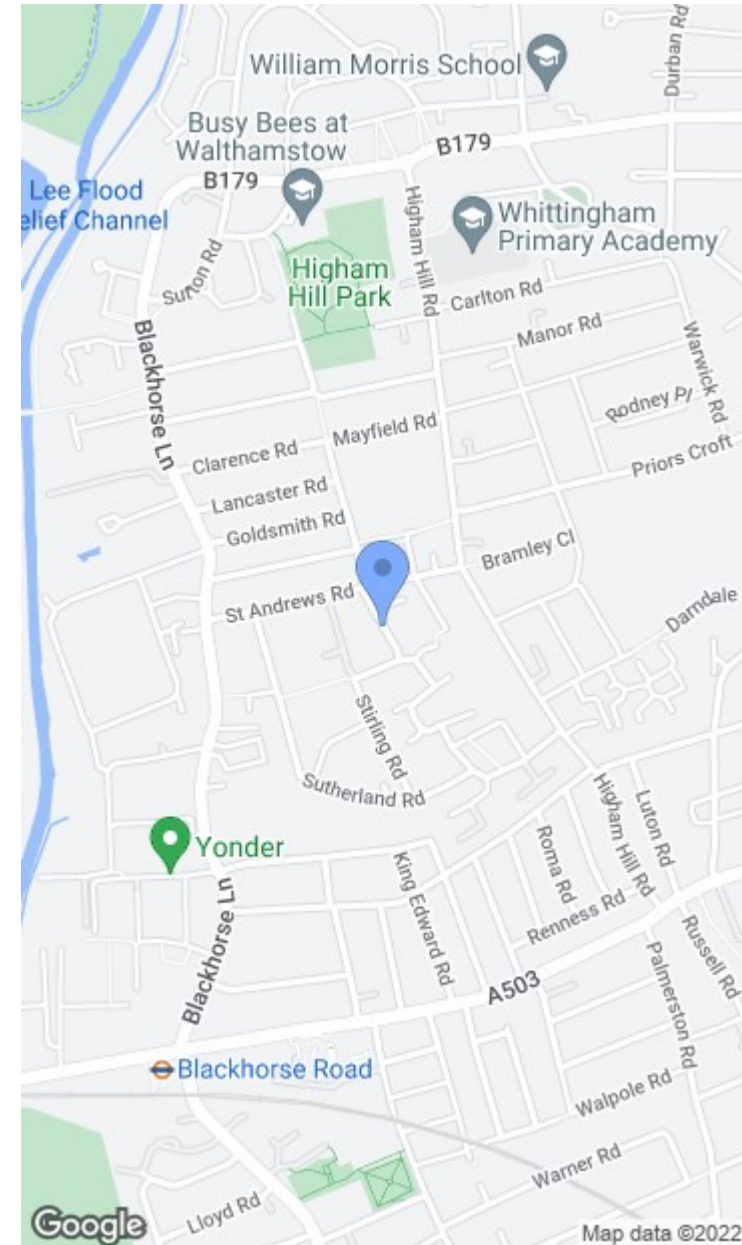
Tiled flooring, tiled splash back, range of wall and base units with roll top work surfaces, integrated electric cooker & hob, extractor hood, sink and drainer unit, integrated fridge/ freezer, integrated dishwasher and power points.

**MASTER BEDROOM**  
**8'5" x 7'8" (2.58 x 2.35)**

Single radiator, carpeted flooring, built in wardrobes, phone point, TV aerial point, power points and boiler cupboard.

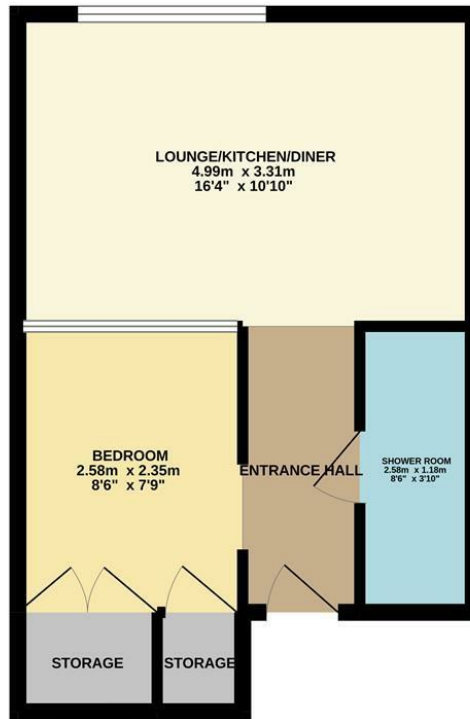
**FAMILY BATHROOM**  
**3'10" x 8'5" (1.18 x 2.58)**

Spotlights, tiled splash back, heated towel rail, tiled flooring, extractor fan, thermostatically controlled shower cubicle, wash hand basin with mixer taps and low level wall hung WC with concealed cistern.





GROUND FLOOR  
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 33.2 sq.m. (357 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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