









# www.kings-group.net

248 Hoe Street Walthamstow E17 3AX Tel: 020 8521 1122 Liden Close, London, E17 8HQ Offers In Excess Of £285,000 A 2 bedroom top floor purpose built flat situated in a cul de sac road off Lea Bridge road within a short walking distance from bus routes and shops with features to include:\*Electric Heating\* \*Parking Space\* \*Ideal First time buy\* \*Loft Access\* \*Fitted Wardrobes\*

Tenure: Leasehold

Lease Length: New Lease on completion

Ground Rent: Ask Agent Service Charge: £1,764.00 Council Tax Band: C

Annual Council Tax Estimate: £1.932

## **Hallway**

4'8" x 6'9" (1.43 x 2.06)

Laminate flooring and power points.

#### **Bathroom**

4'9" x 6'9" (1.46 x 2.06)

Tiled flooring, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap, low level flush w/c.

#### Reception

11'3" x 15'9" (3.44 x 4.82)

Double glazed window to side aspect, textured ceiling, single radiator, laminate flooring, TV aerial and phone point, power points.

#### **Kitchen**

8'7" x 8'7" (2.62 x 2.62)

Double glazed window to side aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor fan with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

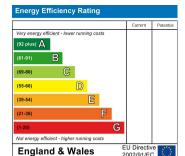
#### **Bedroom One**

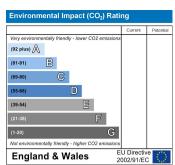
9'1" x 12'8" (2.78 x 3.88)

Double glazed window to side aspect, single radiator, laminate flooring and power points.

### Bedroom Two 6'11" x 9'2" (2.11 x 2.80)

Double glazed window to side aspect, single radiator, laminate flooring and power points.





TOP FLOOR FLAT 49.0 sq.m. (527 sq.ft.) approx.

