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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.

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	

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

