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248 Hoe Street  
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47 Gainsford Road, London, E17 6QB  
Offers In Excess Of £275,000



Boasting a private setting in a secure low rise block, this fantastic one bedroom apartment provides an unbeatable lifestyle with quintessential modern day living. Benefitting from a lease of 124 years remaining and being sold on a chain free basis means you never have to worry about that dreaded lease extension ever rearing its ugly head and you can also purchase the property safe in the acknowledgement that there isn't going to a lengthy sale process with an elongated and never endless chain.

The property showcases a gorgeous open plan lounge/kitchen/diner that enjoys elevated views of the surrounding area via a sizeable floor to ceiling window that also doubles as a patio door with access to a Juliet balcony. The fully fitted kitchen has been finished to a very high standard and comes equipped with all the modern day essentials that any home owner could ask for. A generously sized double bedroom mirrors the lounge with benefitting from a floor to ceiling window that once again opens to another Juliet balcony. A bespoke shower room completes the property and boasts an elegant double shower cubicle benefitting from a thermostatically controlled shower.

Further highlights include immersive communal gardens that are the ideal space for relaxing and unwinding with a good book, or try your hand at some gardening with the use of the communal vegetable patches and herb gardens that enjoyed and shared by all of the residents. A communal entrance provides added security from a video entry system and there is ample bike storage facilities that are of great benefit to all of the residents.

The properties prized location gives easy access to Walthamstow Central, Blackhorse Road station as well as an array of enterprising independent businesses that will cater for your every desire. This properties position is perfectly placed for a leisurely stroll to Lloyds Park, where you can admire the beautiful manicured gardens or make use of the outdoor gym, basketball and tennis courts as well as exploring the ever popular Saturday farmers market. This property really does offer an abundance of choice when it comes to indulging in everything Walthamstow has to offer.

Tenure: Leasehold  
 Lease Length: 130 years from 16/02/2017  
 Ground Rent: £350 pa  
 Service Charge: £1920 pa  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,509 pa

**ENTRANCE HALL**  
**4'2" x 9'9" (1.276 x 2.980)**  
 Double glazed door to the front aspect, picture rail, laminate flooring, airing cupboard with boiler and power points

**SHOWER ROOM**  
**4'10" x 7'7" (1.480 x 2.326)**  
 Part tiled walls, heated towel rail, tiled flooring, extractor fan, thermostatically controlled shower cubicle, wash hand basin with mixer taps, shaver point and low level WC.

**RECEPTION ROOM**  
**10'5" x 17'11" (3.185 x 5.482)**  
 Double glazed window to the rear aspect, spotlights, picture rail, double radiator, phone point, TV aerial point, power points and double glazed patio door leading to the Juliet balcony

**KITCHEN**  
**6'2" x 7'9" (1.899 x 2.371)**  
 Laminate laid flooring, tiled splash back, range of wall and base units with roll top granite work surfaces, electric oven and hob, integrated extractor fan, sink and drainer unit, integrated fridge/freezer, plumbing for dishwasher and combination boiler.

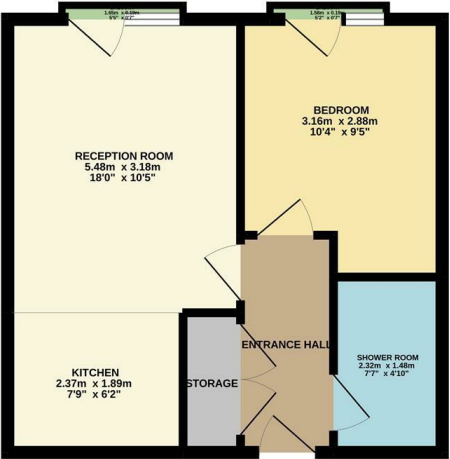
**MASTER BEDROOM**

**9'5" x 10'4" (2.881 x 3.161)**  
 Double glazed window to the rear aspect, double radiator, laminate laid flooring, fitted wardrobes, phone point, TV aerial point, power points and double glazed patio door leading to the juliet balcony.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 34.8 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 34.8 sq.m. (374 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing condensed sales measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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