



[www.kings-group.net](http://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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
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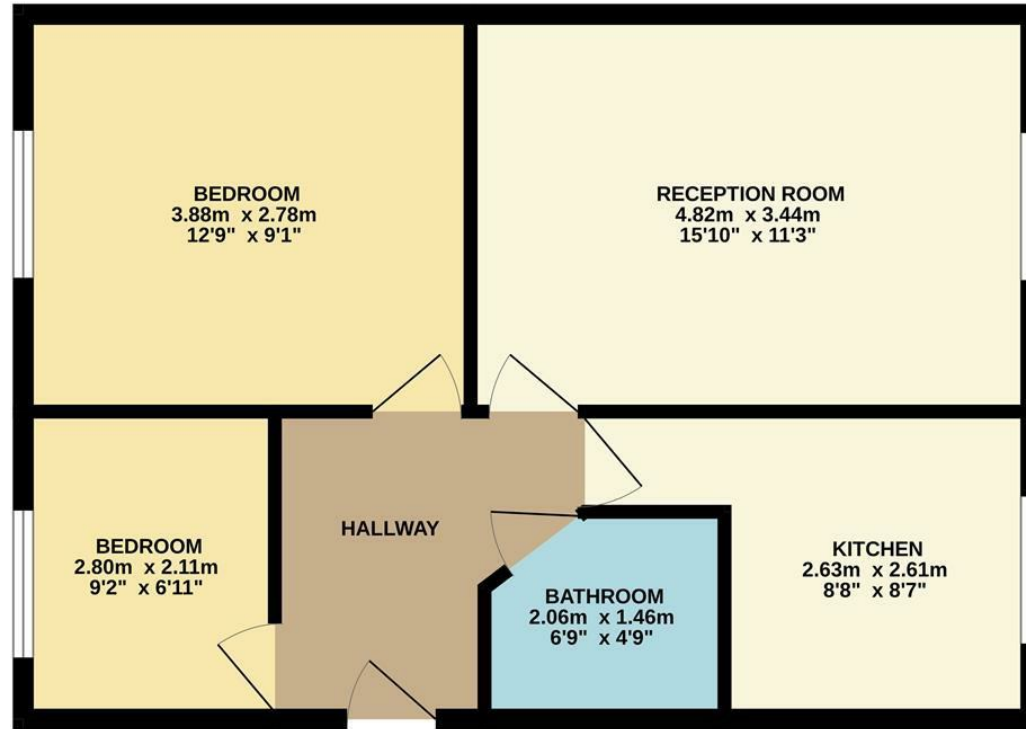
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TOP FLOOR FLAT  
49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA : 49.0 sq.m. (527 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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