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Church Hill, London, E17 3BD  
Offers In Excess Of £400,000



Boasting a wealth of future potential for a revamp or redesign, this exquisite two bedroom first floor period conversion would be ideal for a couple, first time buyer or investor alike. Benefitting from being sold on a chain free basis as well as being sold with a lease of 153 year remaining means you can look to purchase this property with out the added stress or delay of an lengthy chain as well as never having to worry about going through the dreaded and undesirable lease extension. The current lease has been extended by the current owner back in 2016 and also negotiated a peppercorn ground rent which means there are no service charge or ground rent payable on the property.

The property show cases two good sized bedrooms that both are accentuated by sizeable fully double glazed windows that bathe both rooms in natural sunlight. A generously sized lounge/diner is located to the front of the property and is enhanced by a high ceiling that is finished with beautiful bespoke coving. A fully fitted kitchen benefits from a range of base and wall units that offer an abundance of additional storage as well as being fitted with an elegant breakfast bar that provides further dining space. A three piece family bathroom is located to the rear of the property and is partly tiled with high quality floor to ceiling tiles that gives amazing character to this already unique property.

Further highlights include two loft spaces that are both accessible from the first floor landing, these considerable roof spaces offer a plethora of potential to add both space and value (stpp). The property also comes with fully double glazed windows as well as gas central heating from a combination boiler and both aid in reducing the increasing high energy bills that everyone is currently experiencing.

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The properties prized location is the real selling feature here and offers a bounty of options that will guarantee to meet any of your needs and requirements. The alluring Walthamstow Village is accessible via a short stroll through St Mary's Church, here you can enjoy an assortment of enterprising independent businesses that will accommodate everything you need and desire. Once you have finished exploring the village, a short five minute walk and you will be at the famous 1km Walthamstow Market as well as the Victoria Line which is accessible via Walthamstow Central and can whisk you off to the hustle and bustle of Central London is little under 22 minutes.

Tenure: Leasehold  
 Lease Length: 189 years from 1/1/1986  
 Ground Rent: £0  
 Service Charge: £0  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,509 pa

**ENTRANCE HALL**  
**2'7" x 15'9" (0.81 x 4.81)**

Stairs to the first floor landing, single glazed window and door to front aspect and coved ceiling

**FIRST FLOOR LANDING**  
**5'4"<26'5" (1.64<8.06)**

Two loft access, laminate flooring, build in storage and power points.

**RECEPTION ROOM**  
**14'11" x 10'5" (4.56 x 3.18)**

Double glazed bay window to the front & side aspect, coved ceiling, single radiator, power points, laminate flooring, TV areal and phone point.

**KITCHEN**  
**9'2" x 9'3" (2.81 x 2.82)**

Double glazed windows to the side aspect, single radiator, tiled flooring, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker with electric oven & gas hob, integrated chimney style hood extractor, space for fridge/freezer, plumbing for washing machine, spotlights combination boiler and power points

**BEDROOM ONE**  
**12'2" x 12'1" (3.73 x 3.69)**

Double glazed windows to the rear aspect, coved ceiling, single radiator, laminate flooring and power points.

**BEDROOM TWO**  
**7'1" x 8'8" (2.17 x 2.65)**

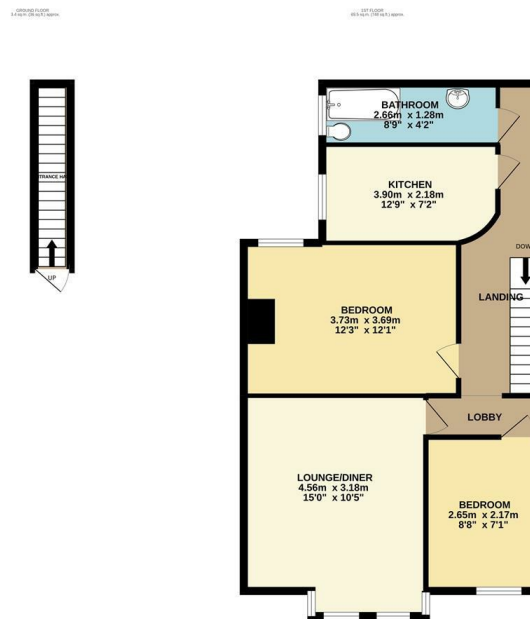
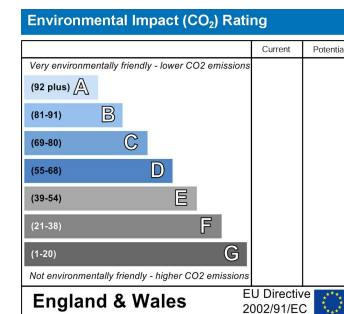
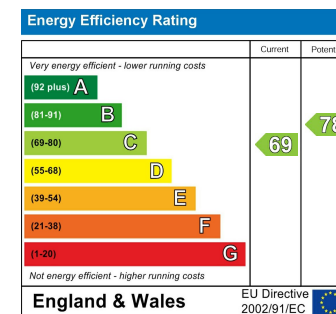
Double glazed windows to the front aspect, coved ceiling, single radiator, laminate flooring and power points.

**LOBBY**  
**2'9" x 7'2" (0.85 x 2.19)**

Coved ceiling, laminate flooring and fire alarm.

**BATHROOM**  
**4'2" x 8'8" (1.28 x 2.66)**

Double glazed opaque windows to the side aspect, coved ceiling with spotlights, part tiled walls, single radiator, tiled vinyl floor, panel enclosed bath with mixer tap and shower attachment, hand wash basin with mixer tap and pedestal and low level flush w/c.



TOTAL FLOOR AREA: 72.8 sq.m. (784 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other levels are approximate and are not intended to be used for any purpose other than as a guide only. The services, fixtures and appliances shown here are not intended to be used for any purpose other than as a guide only. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than as a guide only. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than as a guide only. Measurements are taken to the best of our knowledge and are not intended to be used for any purpose other than as a guide only.

