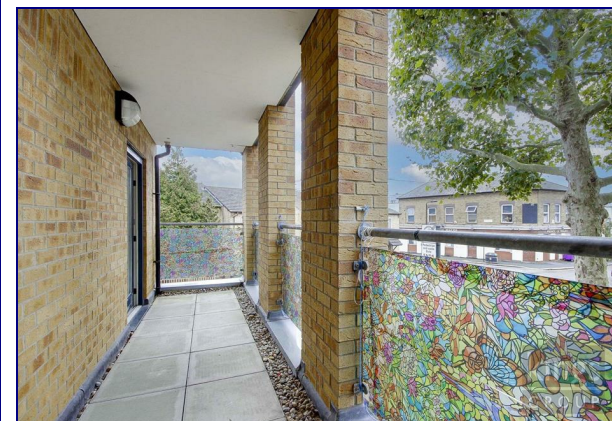




www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Lowther Road, London, E17 6AP
Offers In Excess Of £150,000

Contemporary, Stylish & Devine, This exquisite two-bedroom first-floor purpose-built apartment offers a unique opportunity for modern urban living. With the convenience of a chain-free sale and a generous remaining lease of 112 years, you can step into this property with peace of mind. As you step inside, you'll immediately appreciate the spaciousness and comfort it offers. The two double bedrooms provide ample space for relaxation and privacy, making it ideal for a growing family or those looking for a guest room or home office. The heart of this home is the double aspect open-plan lounge, kitchen, and diner, where natural light floods in, creating a warm and inviting atmosphere. Whether you're entertaining guests or enjoying a quiet evening in, this versatile space is perfect for every occasion. One of the standout features of this property is the large private balcony, where you can unwind with a cup of coffee, soak in the sunshine, or simply savour the fresh air. Additionally, the communal gardens offer a tranquil oasis right at your doorstep, providing the perfect escape from the hustle and bustle of city life. Saffron Court, E17, is not just a home; it's a lifestyle. With its prime location, you're within easy reach of local amenities, transportation links, and vibrant community spaces. Don't miss this opportunity to own a piece of urban paradise in Saffron Court - a place where comfort, convenience, and style seamlessly come together.

Property Showcases

Welcome to Saffron Court, a charming purpose-built apartment located on the first floor of a gated community in the heart of E17. As you approach the property, you'll be greeted by the secure gate that leads to the communal gardens. These gardens are not only beautifully landscaped but also feature a residential bike shed, perfect for those who enjoy cycling. Additionally, you'll find plenty of green spaces, ideal for a leisurely stroll or a picnic on a sunny day. Upon entering the gated complex, you'll notice a phone entry security system that ensures your safety and privacy. The communal entrance is well-maintained and exudes a welcoming atmosphere. A short flight of stairs takes you to the first floor, where your new home awaits. As you step inside the apartment, you'll find yourself in a spacious entrance hall. This area offers ample space and includes a large built-in storage cupboard, providing convenient storage solutions for your belongings. The highlight of this apartment is the double aspect open-plan lounge, kitchen, and dining area. This generously sized space is perfect for entertaining or simply relaxing. Large windows allow natural light to flood in, creating a bright and inviting atmosphere. From the lounge area, you have access to a full-length private balcony, where you can enjoy outdoor dining, gardening, or simply taking in the fresh air. The modern kitchen is seamlessly integrated into the open-plan layout and boasts a range of high-quality appliances. Whether you're preparing a gourmet meal or a quick snack, you'll find everything you need in this well-appointed kitchen. Moving on from the living area, you'll discover two double bedrooms. Both bedrooms are carpeted for added comfort and warmth, creating a cosy ambience. These rooms provide plenty of space for your bedroom furniture and personal touches, making them comfortable retreats. The apartment also features a stylish three-piece family bathroom. This bathroom is not only functional but also aesthetically pleasing, with built-in storage for your toiletries and a heated towel rail for added comfort. In summary, this two-bedroom first-floor apartment in Saffron Court offers a delightful living experience. From the secure gated entrance and communal gardens to the spacious interior with a modern kitchen, private balcony, and comfortable bedrooms, it's a place you can truly call home. This property combines convenience, security, and comfort in a prime E17 location.

Location

Situated on the leafy and one way street of Lowther Road provides a bountiful supply of options with it comes to exploring all of Walthamstow's alluring landmarks. A short four minute walk from the property and you will discover the splendour and horticultural delights of Higham Hill Park, where you can take advantage of tennis courts, basketball courts, a children's play area as well as a community café. The newly refurbished Cheney Row Park which reopened in May 2019 is also only a brisk 13 minute walk away or a quick 4 minute bike ride and the park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also have essential amenities just a stone's throw away, the Higham Hill Road Co-op & post office are only a short walk for your front door and you can enjoy a great Sunday roast at the tavern on the hill or revel in a great Chinese takeaway from Phoenix located on Higham Hill Road. Transportation links are also in huge supply, 5 bus stops are all under 0.24 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.39 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Shared Ownership
Lease Length: 125 years from 01/09/2011
Ground Rent: Included in rent
Service Charge: Included in rent
Rent: £499 pcm
Council Tax Band: C
Annual Council Tax Estimate: £1,724 pa

Entrance Hall
10'1" x 5'7" (3.08 x 1.72)
Double glazed door to front aspect, storage cupboard, laminate flooring and power points.

Reception Room
25'9" x 11'11" (7.87 x 3.65)
Double glazed window to rear and side aspect, double radiator, laminate flooring, double radiator, TV aerial point, telephone point, power points and two double glazed patio doors leading to balcony.

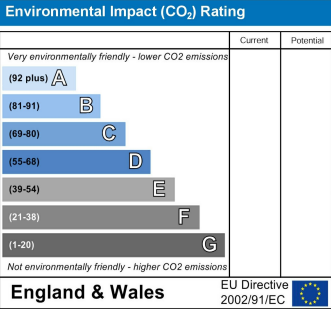
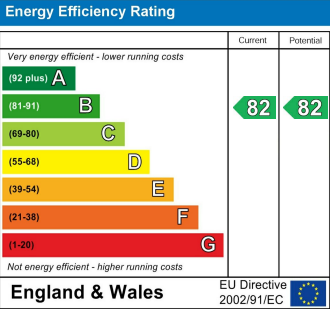
Balcony
4'9" x 20'0" (1.45 x 6.12)
Glass balustrade, paved patio flooring with pebble edging.

Kitchen
5'4" x 12'9" (1.63 x 3.90)
Walls with tiled splash backs, range of base & wall units with roll top granite effect work surfaces, laminate flooring, integrated cooker with electric oven and gas hob, integrated chimney style extractor fan, sink with double drainer unit, space for fridge/freezer and power points.

Bedroom One
18'4" x 9'3" (5.60 x 2.84)
Double glazed window to rear aspect, double radiator, carpeted flooring, TV aerial point, telephone point and power points.

Bedroom Two
14'10" x 8'4" (4.54 x 2.56)
Double glazed window to rear aspect, double radiator, carpeted flooring, TV aerial point, telephone point and power points.

Bathroom
6'6" x 9'3" (1.99 x 2.83)
Part tiled walls, Lino flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, hand wash basin and pedestal, low level flush w/c and heated towel rail.



FIRST FLOOR
72.0 sq.m. (775 sq.ft.) approx.

