



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

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

**Beaumans Drive, London, E17 5FQ**  
**Offers In Excess Of £190,000**



Kings Group estate agents are proud to present this beautiful three bedroom split level duplex apartment. The property is being sold on a share ownership of 40% and comes with a lease of 118 years remaining. You are greeted at the property with your own parking space that has direct access to the apartment. A gorgeous brick built wall surrounds your private front garden and a wooden gate gives access to garden as well as the main front door. The door opens into a spacious and bright entrance hall that benefits from a very large ground floor w/c that has the potential to add a shower cubicle (stpp). The generously sized lounge is also accessible from the entrance hall and benefits from a sizeable double glazed window that bathes the room in natural sunlight. Two large built in cupboards are also accessible in the lounge and are ideal storage spaces. The stairs to the first floor are also located in the lounge and give access to a spacious first floor landing. The landing benefits from another large storage cupboard as well as giving access to three double bedrooms as well and the kitchen/diner. The fully fitted kitchen comes with a range of base and wall units as well as integrated appliances. The kitchen also gives access to the private rear garden that is fully paved and has been fitted with bamboo screening for added privacy. The large secluded communal gardens are also accessible from the private rear garden and is an ideal space for enjoying the summer sun.

The property benefits from access to many communal parks and gardens as well as being with in walking distance to the the newly refurbished Cheney Row Park which reopened in May 2019. 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. The property is also located with direct access to the north circular as well as being within walking distance to Black Horse Road station. Lea Valley is also easily accessible so country walks; bridle paths and cycling tracks are all on your doorstep.

Tenure: Leasehold  
Shared Ownership: 40%  
Lease Length: 125 years from 1/1/2016  
Service Charge & Ground Rent: £96.24 per month  
Shared Ownership Rent: £892 per month  
Council Tax Band: D  
Annual Council Tax Estimate: £1,940 pa

**ENTRANCE HALL**  
**5'9" x 7'8" (1.76 x 2.35)**

Double glazed opaque window and door to the front aspect, gas and electric meter cupboard, single glazed carpeted flooring, telephone point and power points.

**GROUND FLOOR WC**  
**4'6" x 7'7" (1.39 x 2.33)**

Part tiled walls, heated towel rail, tiled flooring, extractor fan, wash hand basin with mixer taps and wall hung WC with concealed cistern.

**RECEPTION ROOM**  
**20'7" x 10'9" (6.29 x 3.30)**

Double glazed window to the front aspect, spotlights, double radiator, carpeted flooring, boiler cupboard, storage cupboard (1.00 x 1.96) phone point, TV aerial point and power points.

**KITCHEN**  
**17'1" x 10'7" (5.23 x 3.25)**  
Double glazed opaque window to the rear aspect, double radiator, tiled flooring, tiled splash backs, range of wall and base units with roll top work surfaces, integrated electric cooker with induction hob, extractor chimney style hood, sink and drainer unit, space for fridge/ freezer, plumbing for washing machine, integrated dishwasher, power points, double glazed opaque patio doors leading to the rear garden.

**SECOND FLOOR LANDING**  
**15'11" x 4'1" (4.86 x 1.26)**  
Single radiator, carpeted flooring, storage cupboard and power points.

**FIRST FLOOR FAMILY BATHROOM**  
**7'8" x 6'9" (2.35 x 2.08)**  
Spotlights, part tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, wash hand vanity unit with mixer taps and wall hung WC with concealed cistern.

**MASTER BEDROOM**  
**11'5" x 9'10" (3.50 x 3.01)**  
Double glazed window to the front aspect, single radiator, carpeted flooring, built in storage cupboard, phone point, TV aerial point, power points.

**BEDROOM TWO**

**BEDROOM THREE**  
**7'8" x 18'7" (2.34 x 5.67)**  
Double glazed window to the front aspect, double radiator, carpeted flooring, phone point, TV aerial point and power points.

**GARDEN**  
**7'5" x 18'5" (2.27 x 5.63)**  
Bambo screening, concrete paving and security light.

