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Blackhorse Lane, London, E17 6AD
Offers In Excess Of £325,000

Nestled in the vibrant area of Blackhorse Lane, Walthamstow, this charming flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. The single reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this flat is its private garden, providing a delightful outdoor space for gardening enthusiasts or those who simply wish to enjoy a breath of fresh air. The garden is a rare find in urban settings, enhancing the appeal of this property.

Convenience is key, as the flat is located within walking distance of Blackhorse Road Station, ensuring easy access to public transport for commuting or exploring the wider London area. Additionally, local amenities are just a short stroll away, offering a variety of shops, cafes, and services to cater to your everyday needs.

This property is chain-free, allowing for a smooth and straightforward purchasing process. Whether you are a first-time buyer or looking to invest in a rental property, this flat in Blackhorse Lane is a fantastic choice. With its blend of comfort, convenience, and outdoor space, it is sure to attract interest from a range of potential buyers. Do not miss the chance to make this delightful flat your new home.

Entrance Hall
5'6" x 3'1" (1.68m x 0.94m)
 Laminate flooring.

Bathroom
4'5" x 6'1" (1.35m x 1.85m)
 Tiled walls and flooring, heated towel rail radiator, shoer cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

Reception
11'5" x 11'9" (3.48m x 3.58m)
 Double glazed bay window to front aspect, laminate flooring, double radiator and power points.

Kitchen
7'2" x 9'8" (2.18m x 2.95m)
 Double radiator, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

Bedroom One
8'9" x 9'8" (2.67m x 2.95m)
 Double glazed window to rear aspect, double radiator, laminate flooring and power points.

Bedroom Two
7'8" x 8'10" (2.34m x 2.69m)
 Double glazed window and door to rear aspect, double radiator, laminate flooring and power points.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
 45.0 sq.m. (484 sq.ft.) approx.

