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180 Church Road, London, E10 7DF
Offers In Excess Of £100,000

Etloe House is a peaceful and airy one bedroom first floor retirement property. Spread out over 628sq.ft this charming retirement property offers a generous and versatile design that makes it an easy care living space. Boasting a private setting and secure block this apartment also benefits from warden assisted living to bring peace of mind to not only yourself but your family as well.

Accommodation comprises of an oversized bedroom which is appointed with built-in wardrobes as well as a fully fitted kitchen which comes with a tiled splash back as well as an integrated cooker with an electric oven and gas hob.

A large and airy lounge/diner over looks the gorgeous communal gardens and a three piece bathroom suite completes the property.

Further highlights include fully double windows as well as gas central heating from a combination boiler. A smart meter has been installed and an external storage shed is a great space for additional storage.

located in between both Leyton Midland and Lea Bridge Road stations, transport links are easily accessible. The local bus route is within one minute walking distance from the property and has buses running to Blackhorse Road Station, Walthamstow Central, Leyton and Stratford

Tenure: Leasehold
 Lease Length: 99 years from 01/01/1983
 Service Charge & Ground Rent: £550 per quarter
 Council Tax Band: A
 Annual Council Tax Estimate: £1,293.29 pa

ENTRANCE HALL
2'10" x 17'10" (0.87 x 5.45)

external storage cupboard housing electric meters, stairs to the first floor landing, single glazed opaque door to the front aspect, emergency cord and carpeted flooring

RECEPTION ROOM
12'4" x 13'5" x 9'9" x 8'6" (3.77 x 4.11 x 2.99 x 2.61)

Double glazed windows to the front aspect, textured ceilings, double radiator, carpeted flooring, phone point, TV aerial point and power points.

KITCHEN
9'5" x 5'5" (2.89 x 1.66)

Double glazed window to the rear aspect, single radiator, lino flooring, tiled splash back walls, range of wall and base units with roll top work surfaces, integrated electric oven, gas hob, extractor hood, sink and drainer unit, space for fridge/ freezer, plumbing for washing machine, texture ceilings, combi boiler and power points.

LANDING
6'2" x 2'11" (1.88 x 0.89)

Carpeted flooring, storage cupboard.

BATHROOM
5'5" x 6'5" (1.66 x 1.97)

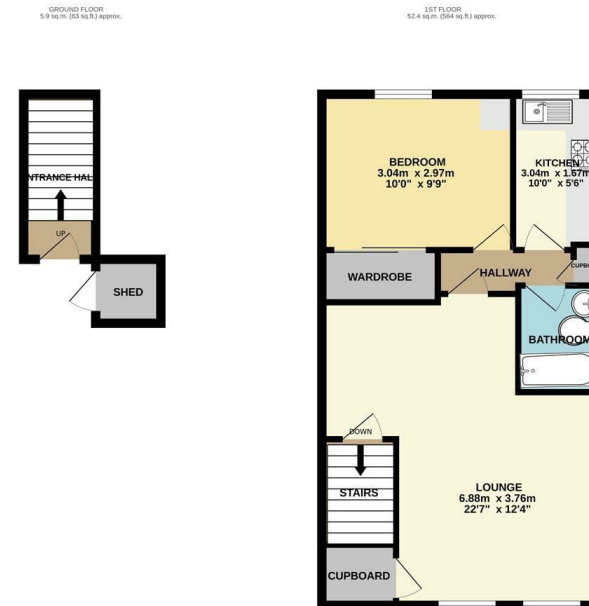
Textured ceilings, part tiled walls, double radiator, lino flooring, panel enclosed bath with mixer taps, electric shower, wash hand basin with mixer taps, low level WC and emergency cord.

MASTER BEDROOM
9'9" x 9'6" (2.98 x 2.92)

Double glazed window to the rear aspect, textured ceilings, double radiator, carpeted flooring, built in storage cupboard 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	



TOTAL FLOOR AREA: 58.3 sq.m (628 sq ft) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this information. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser should verify the accuracy of the information contained here and no guarantee is made with respect to the accuracy of the information contained here.
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