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

20 Blackhorse Road, London, E17 7BE  
Offers In Excess Of £350,000

Nestled in the vibrant area of Blackhorse Road, Walthamstow, this charming purpose-built flat offers a delightful living experience. The property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. With one spacious bedroom, it is perfect for individuals or couples seeking a comfortable home.

The flat boasts a modern bathroom, ensuring convenience and style. One of the standout features of this property is the private balcony, which presents stunning views, ideal for enjoying a morning coffee or unwinding after a long day. The flat is in immaculate condition, reflecting a high standard of maintenance and care.

Situated within walking distance to Blackhorse Road station, residents will benefit from excellent transport links, making commuting to central London a breeze. Additionally, permit parking is available, providing ease for those with vehicles.

This property is an excellent opportunity for anyone looking to embrace the lively atmosphere of London while enjoying the comforts of a well-maintained home. Don't miss the chance to make this flat your own.

### Entrance Hall 4'6" x 13'9" (1.38 x 4.20)

Double glazed opaque window and entrance door to the front aspect, two storage cupboards, single radiator and laminated laid wood style flooring.

### Family Bathroom 7'2" x 12'6" (2.19 x 3.82)

Double glazed opaque window to the front aspect, spotlights, partly tiled walls including a tiled splash back, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps, electric shower, pedestal wash hand basin with mixer taps, low level WC, wall hung WC with concealed cistern and shaver point.

### Lounge 17'3" x 9'7" (5.28 x 2.94)

Double glazed window to the rear aspect, double radiator, carpeted flooring, phone points, TV aerial point and power points and double glazed patio door leading to the balcony.

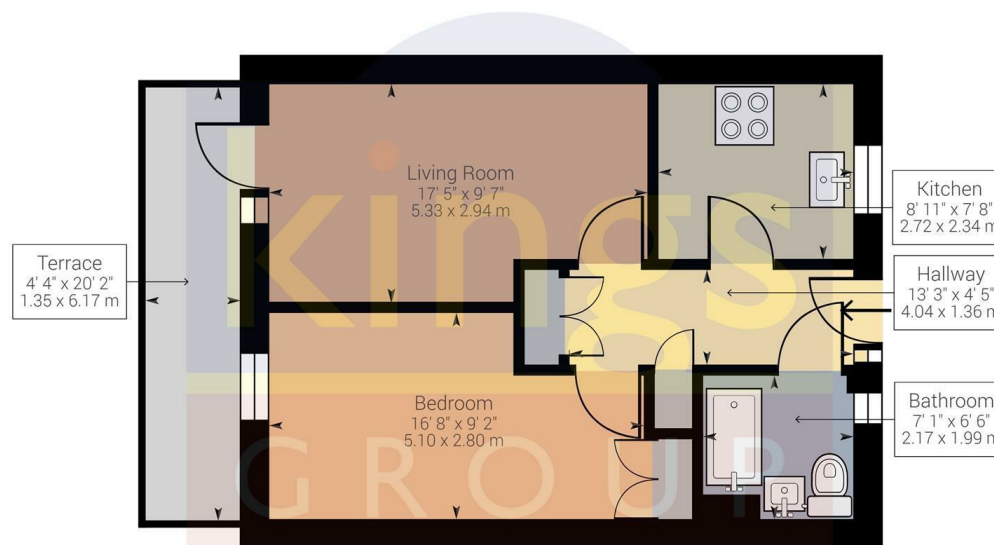
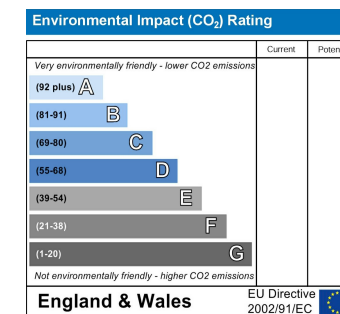
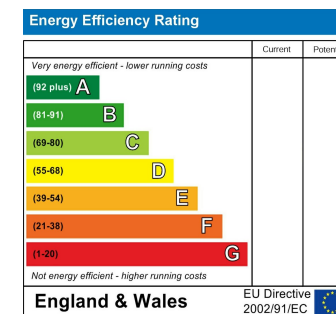
### Kitchen 7'6" x 8'10" (2.31 x 2.71)

Double glazed window to the front aspect, single radiator, tiled flooring, tiled splash back, range of wall and base level units with roll top work surfaces, integrated electric cooker, gas hob, integrated extractor hood, sink and drainer unit, integrated fridge/ freezer, integrated washing machine and integrated dishwasher.

### Bedroom 9'1" x 16'7" (2.79 x 5.07)

Double glazed window to the rear aspect, single radiator, carpeted flooring, fitted wardrobes, built in storage cupboard, phone point, TV aerial point and power points.

### Balcony 4'6" x 20'4" (1.38 x 6.20)



Approximate net internal area: 500.05 ft<sup>2</sup> (591.94 ft<sup>2</sup>) / 46.46 m<sup>2</sup> (54.99 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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