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

Winsbeach, London, E17 3SS  
Asking Price £375,000

Kings Group are delighted to present this two bedroom flat nestled in the charming area of Winsbeach, Walthamstow. This delightful flat presents an excellent opportunity for those seeking a comfortable and stylish living space. Boasting two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families looking for a serene retreat in the heart of the city.

Upon entering, you will be greeted by a spacious reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The immaculate condition of the flat ensures that you can move in with ease, without the need for any immediate renovations or repairs.

The flat features a thoughtfully designed bathroom, providing all the necessary amenities for your daily routines. With a long lease in place, you can enjoy peace of mind and stability in your new home. Additionally, being chain-free simplifies the purchasing process, making it an attractive option for prospective buyers.

Winsbeach is known for its vibrant community and convenient access to local amenities, including shops, parks, and excellent transport links. This location allows for easy commuting to central London, making it an ideal choice for professionals and families alike.

In summary, this flat in Winsbeach offers a perfect blend of comfort, convenience, and style. With its immaculate condition, two bedrooms, and spacious reception room, it is a wonderful opportunity for anyone looking to settle in a desirable area of London. Do not miss the chance to make this charming property your new home.

#### Locality

Nestled on the picturesque tree-lined street of Winsbeach, your new residence boasts an array of advantageous locational features. Ideally positioned, it provides convenient access to both Hollow Ponds and Snaresbrook underground stations within walking distance. Hollow Ponds, situated in the scenic Epping Forest, invites you to explore its beauty by renting a boat and discovering the enchanting wildlife, surrounding shores, and the ancient woodland of Epping Forest. Upon completing your exploration of Epping Forest, a brief three-minute stroll takes you to Wood Street shopping parade. Here, a diverse array of independent businesses awaits, catering to all your desires and needs. A mere sixteen-minute walk or a quick six-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages (with its origins dating back to 1086). Walthamstow Village offers a countryside ambience in the heart of London, featuring local produce shops and historic buildings concentrated around Orford Road. Take a leisurely afternoon walk to explore the village, indulging in delightful treats and tipples. Walthamstow Village is a culinary haven, offering everything from delectable delis to tantalising tapas and breweries serving beer at the source. Abundant transportation options are at your disposal, with five bus stops within 0.11 miles from your doorstep, providing connectivity to various destinations. Walthamstow Central and Snaresbrook stations, located 1.1 and 1.4 miles away respectively, offer both underground and over ground transport choices. Furthermore, the property is surrounded by a wealth of nursery, primary, and secondary schools, all within a 0.54-mile catchment area, boasting good to outstanding Ofsted ratings.

#### Tenure & Council Tax

Tenure: Leasehold  
 Lease Length: 208 Years Remaining  
 Ground Rent: £0 Pa  
 Service Charge: £1,783.06 Pa  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,932 pa  
 Flood Risk: Rivers & Seas, No Risk- Surface Water, Low

#### Hallway

**3'3" x 11'1" > 6'2" (1.00 x 3.40 > 1.90)**  
 Coved ceiling, double electric radiator, laminate flooring and power points.

#### Bathroom

**5'1" x 7'5" (1.57 x 2.27)**  
 Tiled walls and flooring, extractor fan, panel enclosed bath with electric shower, hand wash basin with mixer tap, low level flush w/c.

#### Reception

**12'4" x 22'6" (3.78 x 6.87)**  
 Double glazed window to front aspect, coved ceiling, double electric radiator, laminate flooring, TV aerial al point and power points.

#### Kitchen

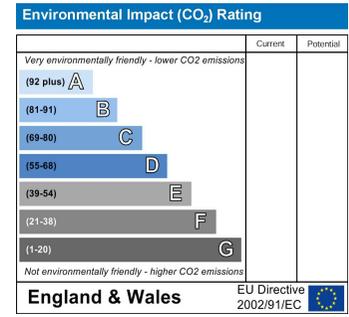
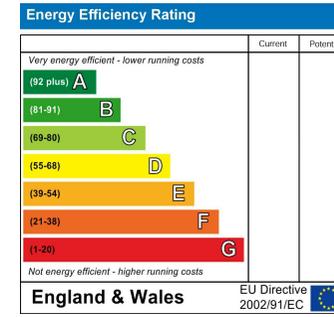
**10'5" x 10'7" (3.20 x 3.25)**  
 Double glazed window to front aspect, laminate flooring, walls with tiled splash backs, range of base & wall units with roll top wooden effect work surfaces, integrated cooker with electric oven and hob, sink with drainer unit, extractor fan, integrated fridge freezer and washing machine, power points.

#### Bedroom One

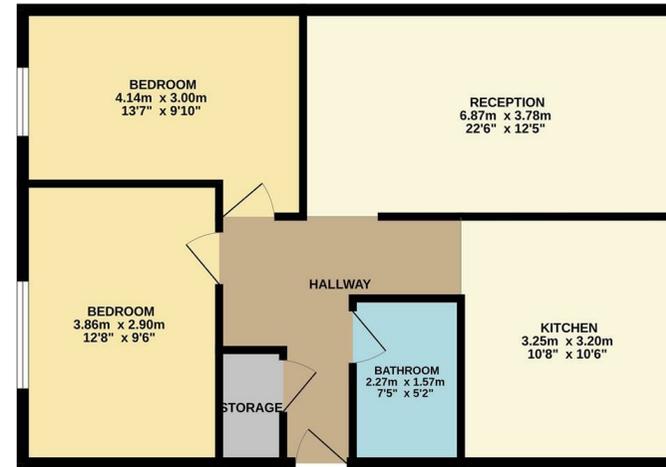
**12'4" x 9'5" (3.78 x 2.88)**  
 Double glazed window to rear aspect, coved ceiling, double electric heater, carpeted flooring and power points.

#### Bedroom Two

**9'6" x 13'8" (2.92 x 4.17)**  
 Double glazed window to rear aspect, coved ceiling, double electric heater, carpeted flooring and power points.



FIRST FLOOR  
 71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (764 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions of this nature. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the given date.  
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