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Markhouse Road, London, E17 8BG
Offers In Excess Of £225,000

Rare, Respondent & Refined. Step into the epitome of urban living with this exquisite ground floor studio conversion apartment, a haven of modern comfort and convenience. This chain-free gem boasts a generous lease term of 115 years, providing you with long-term peace of mind. The entire space is bathed in natural light, thanks to its fully double-glazed windows that seamlessly blend style with energy efficiency. The apartment features a thoughtfully designed en-suite shower room, adding a touch of luxury to your daily routine. Situated within walking distance to both Walthamstow High Street and St James Street Station, this prime location ensures easy access to vibrant city life and efficient transportation. Whether you're a first-time buyer, a savvy investor, or someone seeking a stylish pied-à-terre, this studio apartment offers an unparalleled opportunity to embrace contemporary living in the heart of Walthamstow. Don't miss the chance to make this urban sanctuary your own.

Property Showcases

As you step through the communal door, you find yourself in a well-lit communal entrance, adorned with tasteful decor and soft ambient lighting. The atmosphere is welcoming, creating an immediate sense of comfort. The hallway leads you seamlessly to your own front door, providing a private entrance to your ground floor studio apartment. As you unlock and open your front door, you're greeted by a spacious and thoughtfully designed open-plan layout that combines the lounge, kitchen, and bedroom areas. The laminate flooring beneath your feet adds a touch of warmth and is easy to maintain. The neutral tones of the walls create a versatile canvas, ready to be personalized with your own style. To your left, the fully fitted kitchen catches your eye. It boasts modern design elements with sleek cabinets, complemented by integrated appliances that include a refrigerator, oven, and stovetop. The countertop is expansive, providing ample space for meal preparation or casual dining. Overhead, well-placed lighting fixtures illuminate the kitchen, creating an inviting ambiance. Moving further into the space, the living and sleeping areas seamlessly blend together, offering a versatile living experience. A cosy lounge space is arranged with comfortable seating, making it an ideal spot for relaxation or entertainment. The natural light streaming in through the windows enhances the inviting atmosphere of the room. Adjacent to the lounge area is the sleeping space, featuring a bed that is strategically placed to maximize the available floor space. The layout allows for a harmonious flow between the different living functions while maintaining a sense of openness. Continuing on, you discover the en-suite shower room. The door to this private space is discreetly integrated into the design. As you enter, your eyes are drawn to the high-quality floor-to-ceiling tiles that exude sophistication and are easy to clean. The modern three-piece suite includes a sleek sink, a toilet, and a stylish shower enclosure. The fixtures and fittings are contemporary, reflecting a commitment to both form and function. The thoughtful design and integration of each element in this ground floor studio apartment create a harmonious living space. Whether you're relaxing in the lounge, preparing a meal in the kitchen, or freshening up in the en-suite shower room, every aspect of the apartment reflects a commitment to modern comfort and style.

Location

Situated on one of the most conveniently accessible streets in Walthamstow, this location ensures effortless entry and exit from the area without the need to navigate through intricate residential roads. Additionally, the proximity to popular amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way, and Iyo Sushi on Markhouse Road adds to the convenience, all within walking distance. Public transportation is readily available, with bus stops at Queens Road just 0.01 miles and 0.05 miles away, as well as bus stops at Markhouse Ave located 0.15 miles and 0.18 miles away. Underground stations, including Walthamstow Central and Blackhorse Road, are conveniently situated at 0.61 miles and 0.86 miles, respectively. Furthermore, national rail stations such as St James Street, Queens Road, and Walthamstow Central are all within 0.62 miles of the property. Lastly, the residence provides access to a variety of nursery, primary, and secondary schools, all within walking distance. Noteworthy options such as Low Hall Nursery, South Grove Primary, and Kelmscott Secondary schools are all situated under 0.13 miles from the front door, boasting good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 01/09/2015
Ground Rent: £250 pa
Service Charge: £1,691.11 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,509 pa

Lounge/Bedroom/Kitchen

6'2" x 16'9" + 12'4" x 11'7" (1.90m x 5.12m + 3.76m x 3.54m)

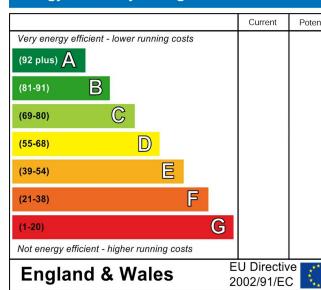
Two double glazed windows to front aspect, Spotlights, Laminate flooring, Phone point, TV point, Power points, Tiled splash backs, Range of base and wall units with flat top work surfaces, Electric hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine.

Shower Room

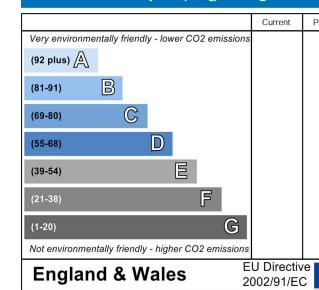
4'10" x 5'6" (1.49 x 1.69)

Spotlights, Fully tiled walls, Tiled flooring, Extractor fan, Shower cubicle with electric shower, Hand wash basin with mixer tap and vanity unit, Low level flush w/c and Shaver point.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



GROUND FLOOR
19.2 sq.m. (207 sq.ft.) approx.



TOTAL FLOOR AREA: 19.2 sq.m. (207 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The floorplan is for guidance only and should not be relied upon for forming any part of a prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given with regard to their condition.



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