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

Hitcham Road, London, E17 8HL
Auction Guide £360,000

Kings Group are delighted to present this 2 bedroom Warner flat Nestled on the charming Hitcham Road in London, this delightful ground floor Warner flat presents an excellent opportunity for those seeking a comfortable and stylish living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room. Currently achieving £1600pcm Rental.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining guests. The flat is in good condition, ensuring that you can move in with ease and enjoy your new surroundings from day one.

One of the standout features of this property is the private shared garden, offering a serene outdoor space for gardening enthusiasts or simply a tranquil area to unwind after a busy day. The garden is a rare find in London flats and adds significant value to the property.

The property is to be sold with tenants in situ. The property is currently achieving £1600pcm (£19,200 per annum).

In summary, this ground floor flat on Hitcham Road combines comfort, convenience, and charm, making it a wonderful place to call home. Don't miss the chance to view this lovely property and experience all it has to offer.

Locality

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk twenty minute walk or a short seven minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.8 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Other Amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way & Iyo Sushi on Markhouse Road all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Markhouse Road just 0.07 miles & 0.11 miles away as well as bus stops at Lea Bridge Road just 0.1 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.83 miles & 0.68 miles away respectively, while national rail stations including Lea Bridge Road are 0.54 miles from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Sybourn Primary, Kelmscott Secondary school & Low Hall Nursery school are all under 0.41 miles from your front door and offer both good and outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
Lease length: 137 Years Remaining
Service Charge: Ask Agent
Ground Rent: Ask Agent
Council Tax Band: B
Annual Council Tax Estimate: £1,691
Currently achieving : £1600pcm Rental

Entrance Hall

31'0" x 2'9" (9.46 x 0.86)

Under stairs storage cupboard, single radiator, carpeted flooring, power points.

Bathroom

7'7" x 4'6" (2.33 x 1.38)

Double glazed windows to the rear aspect, spotlights, tiled walls, heated towel rail, lino flooring, panel enclosed bath with mixer taps, hand wash basin with vanity unit, low level flush WC.

Reception Room

10'2" x 10'9" (3.12 x 3.29)

Double glazed windows to the front aspect, centre ceiling rose, single radiator, carpeted flooring, power points.

Kitchen

11'8" x 11'8" (3.56 x 3.56)

Double glazed windows to the rear aspect, single radiator, lino flooring, range of base and wall units with flat top work surfaces, integrated cooker, electric oven, gas hob, extractor hood, sink drainer unit, space for fridge freezer, plumbing for washing machine, spotlights, door leading to the garden.

Bedroom One

10'4" x 10'8" (3.17 x 3.27)

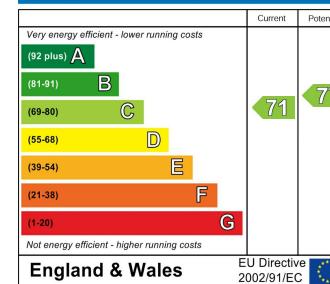
Double glazed windows to the rear aspect, single radiator, carpeted flooring, power points.

Bedroom Two

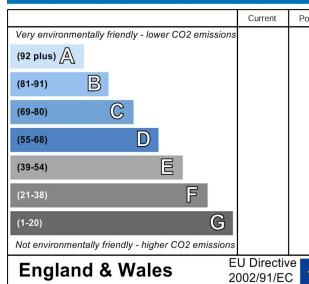
7'7" x 7'8" (2.33 x 2.36)

Double glazed windows to the side aspect, centre ceiling rose, single radiator, carpeted flooring, built in wardrobes, power points.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



GROUND FLOOR
48.5 sq.m. (522 sq.ft.) approx.



TOTAL FLOOR AREA: 48.5 sq.m. (522 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 error, omission or inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries to verify the details. The services, systems and appliances shown have not been tested and no guarantee can be given with regards to their condition.



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

