



www.kings-group.net

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

Belmont Park Road, London, E10 6AU
Offers In Excess Of £365,000

Breath-taking, Divine & Alluring, this fantastic two bedroom ground floor conversion property has been refurbished to a very high standard and just requires your own personal touches to create the perfect family home. Boasting a lease of 154 years remaining as well as providing a chain free sale allows for a swift and easy sales transaction as well as purchasing safe in the knowledge that you will have to endure a lengthy and potentially costly lease renewal. Presenting a 320 sqft shared south facing rear garden favours any family looking for essential outside space and can be used as the perfect location to relax and unwind in the summer months. Finally benefitting from a brand new kitchen and bathroom means you will be the first family to use them and allows you to move straight in and enjoy your new home.

Property Showcases

A beautiful brick built wall welcomes you to the property and provides access to the front garden via a Chelsea bow style steel gate. The front garden leads to the communal door and entrance which allows access to your own front door. The main door opens into a bright and spacious reception room that benefits from a sizeable bay window that not only floods the room with natural light, but also grants additional floor area to this already generously sized room. A winding hallway leads off of the reception room and grants access to the rest of the property. The first room you will discover is the large master bedroom. This room has bundles of potential as well as providing picturesque views over the rear garden. The fully tiled three piece bathroom suite is the adjoining room and benefits from high quality floor to ceiling tiles as well as a low level flush w/c with concealed cistern. The fully fitted kitchen is the next room accessible from the hallway and comes with integrated appliances as well as a range of base and wall units that provide an abundance of additional storage space. The final room accessed from the hallway is the remaining large bedroom. This is located to the rear of the property and offers enough space to fit a well-sized bed as well as additional storage. The final thing this property showcases is the south facing rear garden which is accessed via the kitchen. This essential outside space provides the perfect area to relax and unwind with a good book or even entertain family and friends in the summer months.

Location

Located on the beautiful tree-lined street of Belmont Park Road allows for a plethora of opportunities when it comes to discovering everything Leyton has to offer. Abbotts Park, Jack Cornwall Park & Brewster Road Park are all within a eleven minute walk from your own front door and all provide their own facilities to accommodate a wide range of recreational uses. Whether you are looking to indulge in a bit of tennis at Abbotts Park, take the dogs for a walk around Brewster Road Park or keep the little ones entertained for hours on end at the playground at Jack Cornwall Park, this properties prized location allows for everything and more. Once you have finished exploring the local parks, you can delve into the wide array of independent businesses located on the Leyton High Road itself. You can find sustainably-sourced fresh fish at John Dory Seafood, or if you are looking to venture slightly further out, then the alluring and popular Francis Road is just a short fifteen minute walk away and you will can discover the local favourites such as The Red Lion Pub, Wild Goose Bakery, Perky Blinders Coffee and much more alike. Transportation links are also in huge supply, five bus stops are all under 0.1 miles from your front door and offer a vast array of travel locations. Leyton & Leytonstone stations are 1.5 miles and 1.3 miles from the property respectively and both grant access to the Central line where as Walthamstow Central is only 0.7 miles from the property and provides underground access to the Victoria line as well as over ground access to National Rail. Finally an abundance of nursery, primary & secondary schools are all within a 0.44 mile catchment of the property and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 189 years from 25/12/1988
Ground Rent & Service Charge: £0 a month
Council Tax Band: A
Annual Council Tax Estimate: £1,293 pa

Hallway

3'0" x 23'1" (0.92 x 7.04)

Under stairs storage cupboard, Single radiator, Laminate flooring and Power points.

Reception Room

13'0" x 11'0" (3.98 x 3.36)

Double glazed bay window to front aspect, Coved ceiling with centre ceiling rose, Double radiator, Laminate flooring, Feature fireplace, Power points, TV aerial and Phone point.

Kitchen

6'11" x 6'11" (2.12 x 2.11)

Lino flooring, Walls with tiled splash backs, Range of base & wall units with roll top work surfaces, Integrated cooker with electric oven and hob, Chimney style extractor with hood, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Coved ceiling and Spotlights, Double Glazed patio door leading to garden and Combination boiler.

Bedroom One

10'11" x 9'3" (3.35 x 2.82)

Double Glazed window to rear aspect, Coved ceiling, Single radiator, Laminate flooring and Power points.

Bedroom Two

9'4" x 9'5" (2.85 x 2.89)

Double glazed window to rear aspect, Coved ceiling, Single radiator, Laminate flooring and Power points.

Bathroom

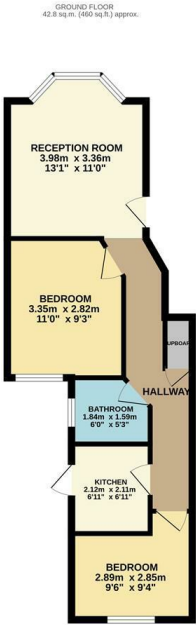
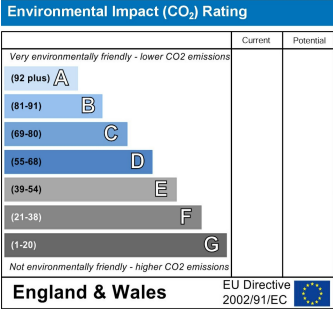
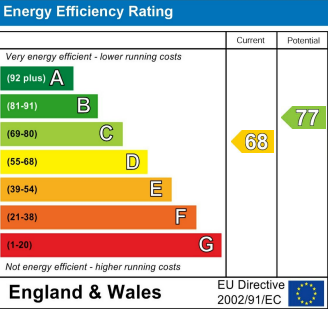
6'0" x 5'2" (1.84 x 1.59)

Double glazed opaque window to side aspect, Fully tiled walls, Heated towel rail radiator, Lino flooring, Extractor fan, Panel enclosed bath with mixer tap & shower attachments, Hand wash basin with mixer tap and pedestal, Low level flush wall hung w/c with concealed cistern.

Garden

15'1" x 21'1" + 4'6" x 20'5" (4.61 x 6.45 + 1.39 x 6.23)

Fence panels and Concrete paving.



TOTAL FLOOR AREA - 42.8 sq.m. (460 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be read in conjunction with the prospectus. The services, systems and appliances shown herein have not been tested and no guarantee is given as to their operability or efficiency and/or life span.
Made with Metaphor (2023)

