



[www.kings-group.net](http://www.kings-group.net)

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

Green Pond Close, London, E17 6EF  
Offers In Excess Of £250,000

Welcome to this charming one-bedroom flat located in the desirable Green Pond Close, London. This purpose-built property offers a comfortable living space, perfect for individuals or couples seeking a convenient urban lifestyle. The flat features a well-proportioned reception room that provides a welcoming atmosphere for relaxation and entertaining.

The bedroom is thoughtfully designed to maximise space and comfort, ensuring a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs. This post-war flat benefits from a long lease, providing you with security and peace of mind for years to come.

One of the standout features of this property is the allocated parking space, a rare find in London, making it ideal for those who own a vehicle. Additionally, residents can enjoy the communal gardens, offering a lovely outdoor space to unwind and connect with neighbours.

Green Pond Close is situated in a vibrant area, with excellent transport links and local amenities within easy reach. Whether you are looking to invest or seeking a new home, this flat presents a wonderful opportunity to embrace city living in a comfortable and convenient setting. Do not miss the chance to make this delightful property your own.

### Hallway

**5'7" x 3'11" (1.72 x 1.20)**

Laminate flooring, Storage Cupboard, Loft Access, Doors to Bathroom & Lounge

### Bathroom

**6'7" x 5'6" (2.01 x 1.69)**

Textured ceiling, Part tiled walls, Heated towel rail, Lino flooring, Extractor fan, Panel enclosed bath with mixer tap & shower attachment, Hand wash basin with mixer tap and vanity unit, Wall hung W/C with concealed cistern.

### Lounge

**11'10" x 10'53" (3.62 x 3.21)**

Double glazed window to front aspect, Textured ceiling, Oil filled electric heater, Laminate flooring, Power points, Tv points and Phone points

### Kitchen

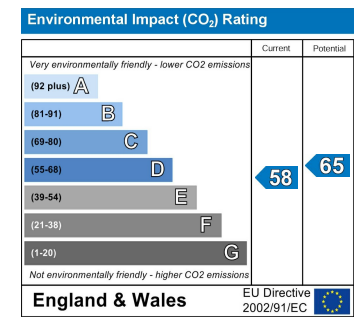
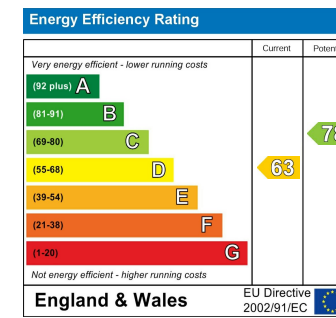
**6'10" x 6'11" (2.10 x 2.11)**

Double glazed window to front aspect, Laminate flooring, Tiled splash backs, Base & wall units with flat top work surfaces, Integrated cooker with electric oven & electric hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Textured ceiling, Power points

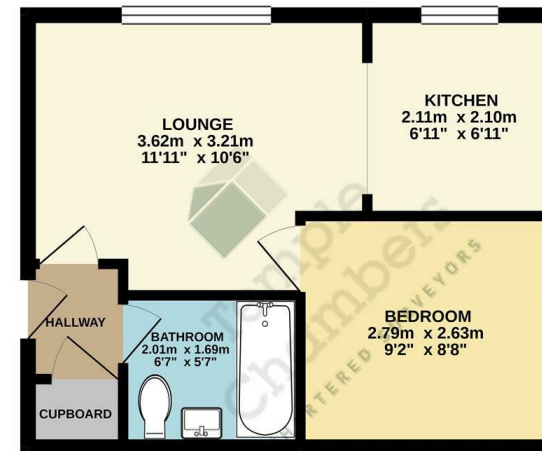
### Bedroom

**8'7" x 9'1" (2.63 x 2.79)**

Double glazed window to side aspect, Textured ceiling, Wifi controlled electric heater, Laminate flooring, Power points



GROUND FLOOR  
29.9 sq.m. (322 sq.ft.) approx.



TOTAL FLOOR AREA: 29.9 sq.m. (322 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, rooms and any other items are approximate and are not intended to be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency capabilities.  
Made with Metrepro ©2020

