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Robinswood Gardens, London, E17 5FN
Offers In Excess Of £237,500

Breath-taking, Captivating & Divine, this fabulous three bedroom split level duplex comes with a ultra-modern feel that will be sure to envisage the perfect contemporary lifestyle. Boasting allocated parking via a secured underground car park as well as offering front and rear gardens, makes this fantastic state-of-the-art home really stand out from similar properties in the same location. A chain free sale process as well as providing a lease of 118 years remaining allows for a quick and easy transaction as well as purchasing safe in the knowledge that you will never have to go through a gruelling and potentially costly lease extension.



Property Showcases

A private easy to maintain front garden leads to your own front door that opens into a spacious and bright entrance hall. A large ground floor w/c is accessible from the entrance hall and benefits from a low level flush w/c with concealed cistern as well as a wall hung hand wash basin with pedestal under. An enticing 240 sqft lounge provides the ideal space to relax and unwind and comes with the added advantage of two expansive storage cupboards with offer a plethora of additional storage space. Stairs from the lounge lead to the first floor landing where you have access to the rest of the property. The landing gives access to three well-sized double bedrooms that are all appointed with fitted wardrobes as well as benefiting from sizeable double glazed windows that immerse each room in natural sunlight. A generously sized family bathroom is also accessible from the landing and is fitted with high quality floor to ceiling rock grey tiles that give a beautiful finish and creates the perfect ambience for main bathroom. A fully fitted kitchen/diner is the final room accessed from the landing and comes with a bounty of integrated, up to date appliances that with be sure to cater for even the more experienced home chef. A private sun-drenched courtyard garden is accessed from the kitchen and provides the perfect space to savour that warm summer sun.

Location

Situated on an ultramodern and sleek development, your new property has access to an abundance of communal benefits. The Robinswood Gardens play area will keep the children occupied for hours on end and the multitude of EV charging stations allow for effortless charging for a range of electric vehicles. Once you have finished exploring your new development you can take a short four minute walk to the newly refurbished Cheney Row Park which reopened in May 2019. The park benefits from nature-themed play area for children, an outdoor amphitheatre, enhanced natural areas for plants and wildlife as well as a lot more. If you are looking to venture slightly further out then you are a 15 minute walk or 6 minute bike ride to London's largest nature reserve, the 500 acre Green Flag award-winning Walthamstow Wetlands where you can enjoy walking trails, bike rides and take in the picturesque scenery. You also

have essential amenities just a stone's throw away, the Billet Road Co-op, Monoux coffee house & the Billet fish bar are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, 5 bus stops are all under 0.18 miles from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are 1.08 miles and 1.21 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.36 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 125 years from 1/1/2016
Ground Rent: £0
Service Charge: £89 a month
Rent: £631 a month
Council Tax Band: D
Annual Council Tax Estimate: £1,940 pa

Hallway 5'5" x 7'9" (1.67 x 2.38)

Double glazed door to front aspect, Gas/Electric meter cupboard, Single radiator, Carpeted flooring and Power points.

Ground Floor w/c 4'7" x 7'7" (1.41 x 2.33)

Part tiled walls, Single radiator, Tiled flooring, Extractor fan, Hand wash basin with mixer tap and pedestal, Low level flush wall hung w/c with concealed cistern.

Reception Room 20'5" x 12'0" (6.23 x 3.67)

Double glazed window to front aspect, Spotlights, Single radiator, Carpeted flooring, Two storage cupboards, Power points, Phone and TV aerial point, Stairs to first floor.

First Floor Landing 5'5" x 7'9" (1.67 x 2.38)

Single radiator and Storage cupboard.

Bedroom One 11'4" x 13'5" (3.47 x 4.10)

Double glazed window to front aspect, Single radiator,

Carpeted flooring, Built in wardrobes, Power points, TV aerial and Phone point.

Bedroom Two 6'10" x 18'7" (2.09 x 5.68)

Double glazed window to front aspect, Single radiator, Carpeted flooring, Built in wardrobes, Power points, TV aerial and Phone point.

Bedroom Three 7'8" x 12'2" (2.35 x 3.72)

Double glazed window to rear aspect, Single radiator, Carpeted flooring, Built in wardrobes, Power points, TV aerial and Phone point.

First Floor Bathroom 13'11" x 7'11" (4.26 x 2.42)

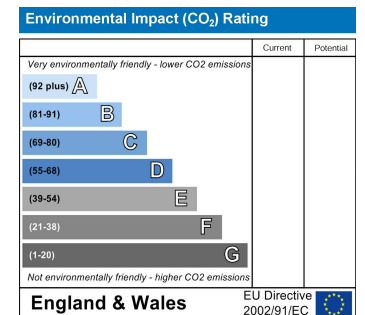
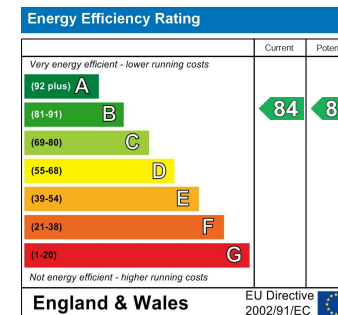
Spotlights, Part tiled walls, Heated towel rail radiator, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap & shower attachments, Hand wash basin with mixer tap, Low level flush wall hung w/c with concealed cistern and shaver point.

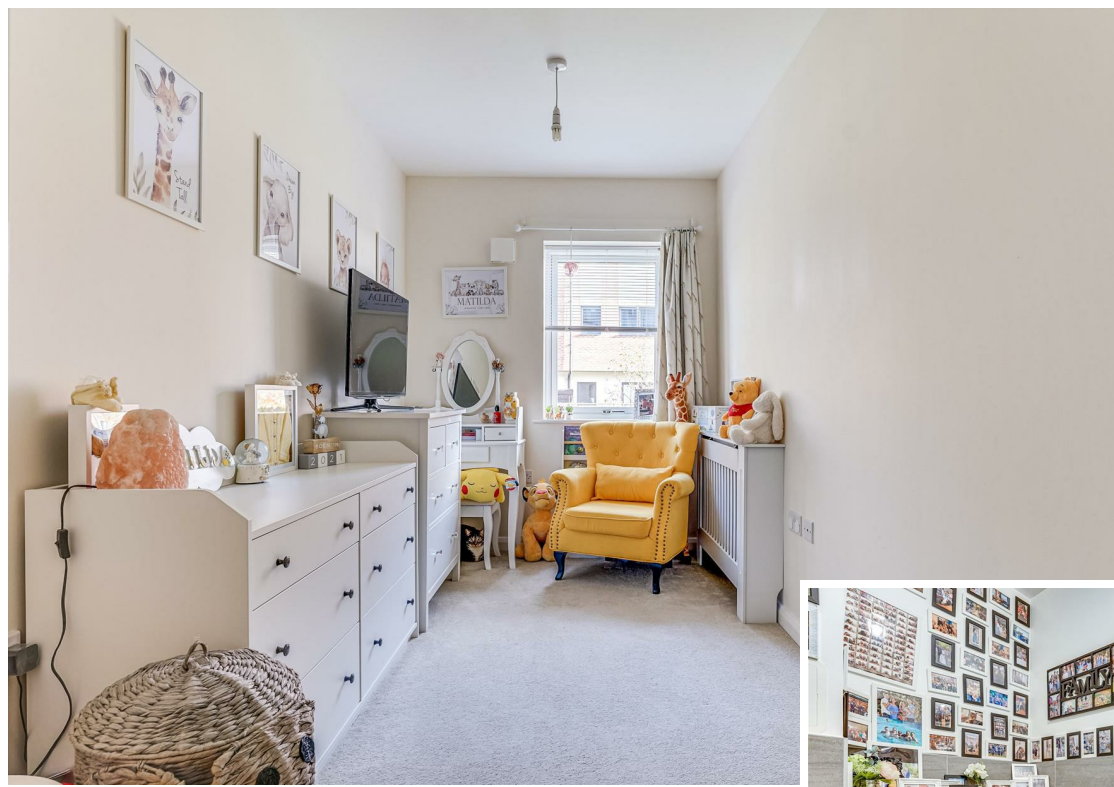
Kitchen 10'5" x 17'1" (3.19 x 5.23)

Double glazed window to rear aspect, Double radiator, Tiled flooring and tiled splash backs walls, Range of base & wall units with roll top work surfaces, Integrated cooker with electric oven and hob, Chimney style extractor with hood, Sink with drainer unit, Space for fridge freezer, Integrated washing machine and dishwasher, Double glazed patio door leading to garden.

Garden 5'11" x 19'6" (1.82 x 5.96)

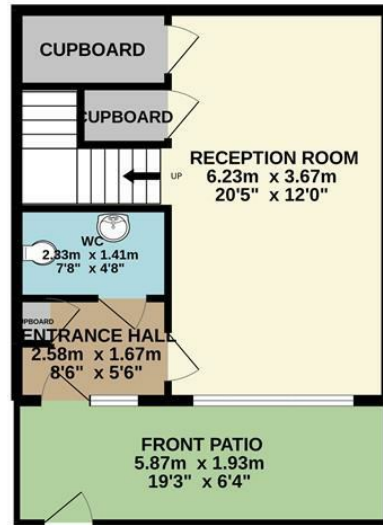
Concrete paving & Access to communal garden.







GROUND FLOOR
36.3 sq.m. (391 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA : 101.5 sq.m. (1093 sq.ft.) approx.

Whilst every attempt 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 mis-statement. 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 as to their operability or efficiency can be given.
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