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248 Hoe Street  
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Fulbourne Road, London, E17 4EZ  
Offers In Excess Of £500,000

- Three Double Bedroom Penthouse Apartment
- Underfloor Heating Throughout
- Residential Parking
- Video Entry System For Added Security

Breath-taking, Captivating & Divine, this fabulous three bedroom penthouse apartment comes with an ultra-modern feel that will be sure to envisage the perfect contemporary lifestyle. Boasting residential parking via a secured car park as well as offering elevated front and rear gardens, makes this fantastic state-of-the-art home really stand out from similar properties in the same location. Promoting a chain free sale process as well as providing a lease of 91 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. This sleek up to date property also benefits from underfloor heating throughout as well as having just undergone an entire redecoration that allows you more straight in and just add those signature touches to create your perfect family home.

#### Property Showcases

Glorious communal gardens intertwine and lead to a common entrance that boasts a modern video entry system for added security. As you make your way through the communal entrance you are presented with both a staircase and lift that will take you to your own front door located on the fifth floor of the building. As you enter your new home you are greeted with a spacious and bright entrance hall that benefits from a substantial utility cupboard where you can store a multitude of household items to prevent cluttering up your gorgeous living space. The generously sized lounge/diner is located to the rear of the property and the large floor to ceiling windows bathe the room in natural sunlight as well as providing access to the private east facing balcony. The fully integrated kitchen is laid out on the opposite side to the lounge and here you can enjoy all the modern day appliances needed to create that signature home dish. Three well-sized double bedrooms are also accessed from the entrance hall with the main providing direct access to the private balcony that grants to perfect location to enjoy an early morning breakfast. A large and spacious family bathroom and a separate w/c are the last rooms accessible from the entrance hall and here you will discover a wall hung low level flush w/c as well as a heated towel rail and a generously sized bath tub that is the ideal place to relax and unwind after a hard day's work.

#### Location

Situated on a stylish and sleek development, your new property has access to an abundance of communal benefits. A large residential car park and communal gardens offer a plethora of additional parking options for family and friends while also providing an array of splendour and delight via the well maintained flowerbeds. Once you have finished exploring your new development you can take a short fourteen minute walk and you will discover the alluring Epping Forest, here you can take in the captivating ancient woodland and the natural green and blue space that allows for dog walking, exercising and enjoying family picnics that you will never get tired of. If you delve west from the property then you will stumble across the beautiful manicured lawns of Lloyd Park. Easily accessible just an eighteen minute walk from your front door to the Forest Road entrance, you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You also have essential amenities just a stone's throw away, the three-quarter-mile stretch of Wood Street offers a range of enterprising independent businesses which will cater for your every want and desire. Transportation links are also in huge supply, 5 bus stops are all under 0.12 miles from your front door and offer a vast array of travel locations. Wood Street and Walthamstow Central stations are 0.6 miles and 1.3 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: 99 years from 1/12/2015  
 Ground Rent: £100 pa  
 Service Charge: £1,652 pa  
 Council Tax Band: C  
 Annual Council Tax Estimate: £1,724 pa

#### Front Garden

29'4" x 8'10" (8.95 x 2.71)  
 Concrete paving.

#### Entrance Hall

14'9" x 5'1" + 16'5" x 4'5" (4.51 x 1.57 + 5.01 x 1.35)

Double glazed opaque window and door to front aspect, carpeted flooring, power points and storage cupboard (1.91m x 2.08m).

#### Reception Room

17'3" x 11'1" (5.27 x 3.40)

Double glazed window to rear aspect, carpet flooring, point points, TV aerial and phone point, double glazed patio door leading to balcony.

#### Balcony

16'8" x 32'10" (5.09 x 10.01)

#### Kitchen

10'1" x 16'5" (3.08 x 5.02)

Double glazed window to front aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, cooker with electric oven and electric Zanuzzi hob, extractor fan, sink with drainer unit, integrated fridge/freezer, integrated washing machine, spotlights, power points.

#### Bedroom One

11'3" x 16'1" (3.45 x 4.92)

Double glazed window to rear aspect, carpeted flooring, power points, TV aerial, phone point and double glazed patio door leading to balcony.

#### Bedroom Two

17'3" x 9'3" (5.26 x 2.82)

Double glazed window to rear aspect, carpeted flooring, power points, TV aerial and phone point.

#### Bedroom Three

11'5" x 8'1" (3.49 x 2.48)

Double glazed window to front aspect, carpeted flooring, power points, TV aerial and phone point.

#### Bathroom

7'3" x 6'6" (2.21 x 2.00)

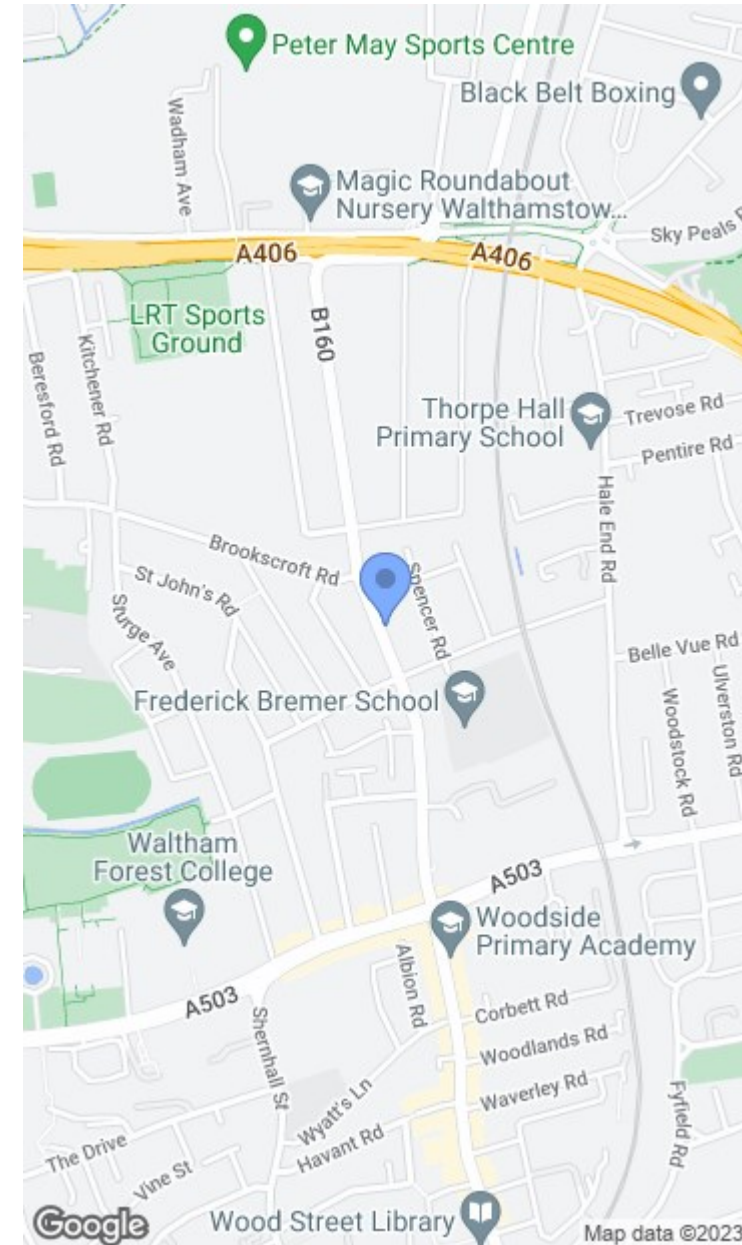
Part tiled walls and tiled flooring, heated towel rail radiator, extractor fan, panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush wall hung w/c with concealed cistern, shaver point.

#### wc

5'8" x 5'4" (1.75 x 1.64)

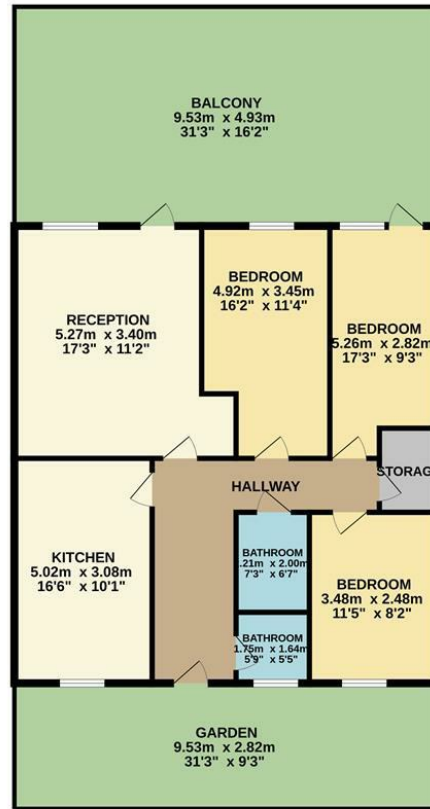
Double glazed opaque window to front aspect, part tiled walls and tiled flooring, heated towel rail radiator, extractor fan, hand wash basin with mixer tap and pedestal, low level flush wall hung w/c with concealed cistern, shaver point.

- Chain Free
- Private Front Garden & Rear Balcony
- Newly Decorated Throughout
- Beautiful Elevated Views Of Waltham Forest





GROUND FLOOR  
98.0 sq.m. (1055 sq.ft.) approx.



TOTAL FLOOR AREA: 98.0 sq.m. (1055 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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