



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

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

**Blackhorse Lane, London, E17 6DJ**  
**Offers Over £425,000**

Nestled in the vibrant area of Blackhorse Lane, this charming ground floor flat offers a delightful blend of comfort and convenience. The property, a pre-war conversion, boasts a unique character that is often sought after in the bustling city.

With one spacious bedroom, this flat is perfect for individuals or couples looking for a cosy retreat. The two reception rooms provide ample space for relaxation and entertaining, allowing you to create a warm and inviting atmosphere. The layout is thoughtfully designed, ensuring that every corner of the flat is utilised effectively.

One of the standout features of this property is the private garden, a rare find in London. This outdoor space offers a tranquil escape from the city's hustle and bustle, perfect for enjoying a morning coffee or hosting friends for a summer barbecue.

The flat is also conveniently located within walking distance to Blackhorse Station, making commuting and exploring the city a breeze. With excellent transport links, you can easily access the vibrant culture and amenities that London has to offer.

As a freehold property, this flat presents a unique opportunity for those looking to invest in a piece of London real estate. Whether you are a first-time buyer or seeking a rental investment, this flat on Blackhorse Lane is a wonderful choice that combines charm, space, and location. Don't miss the chance to make this delightful property your new home.



## Locality

Blackhorse Lane is located in the vibrant and evolving area of Walthamstow, within the London Borough of Waltham Forest.

Transport links are a key strength of the area. Blackhorse Road Station, which services both the Victoria Underground Line and the London Overground, is only about 0.4 miles away. There are also several nearby bus routes, making commuting into central London and other parts of the city very convenient.

In terms of amenities, the area offers a good mix of shopping and leisure options. There is a Tesco supermarket within a short walk, and other convenience stores like Londis are even closer. The locality has gained popularity for its "Blackhorse Beer Mile" – a stretch known for its craft breweries and taprooms, contributing to a lively and creative social scene.

Families are well served by local education options. Primary schools such as Hillyfield Primary Academy, Stoneydown Park School, and Whittingham Primary Academy are all rated 'Good' by Ofsted and located within half a mile. For secondary education, Eden Girls' School (rated 'Outstanding') and Willowfield School ('Good') are also nearby.

Overall, this part of Blackhorse Lane offers a well-balanced mix of urban connectivity, community, education, and lifestyle appeal, making it a desirable location for young professionals, families, and investors alike.

Tenure: Freehold  
Council Tax Band: B  
Annual Council Tax Estimate: £1,772 pa  
Flood Risk: Rivers & Seas, Very low, Surface Water, Very low

## Entrance Hall 2'5" x 13'10" (0.74 x 4.23)

Under stairs storage cupboard, carpeted flooring and power points

## Bathroom 8'5" x 3'5" (2.59 x 1.05)

UPVC double glazed opaque window to the side aspect, part tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps and thermostatically controlled shower, wash hand basin with mixer taps and low level WC.

## Reception Room 11'2" x 10'4" (3.42 x 3.16)

uPVC double glazed bay window to the front aspect, single radiator, carpeted flooring, phone point, TV aerial point and power points.

## Reception Room Two 8'0" x 9'1" (2.44 x 2.79)

uPVC double glazed window to the rear aspect, single radiator, lino flooring and power points.

## Kitchen 9'8" x 8'10" ( 2.96 x 2.70)


uPVC double glazed window to the side aspect, sound proofed roofed, single radiator, lino flooring, tiled splash back, range of wall and base units with roll top work surfaces, integrated gas cooker and hob, extractor hood, sink and drainer unit, space for fridge/ freezer, uPVC double glazed patio door to the side aspect leading to the rear garden, power points and combi boiler.


## Bedroom 8'6" x 13'0" (2.60 x 3.98)

uPVC double glazed window to the rear aspect, double radiator, carpeted flooring, phone point, TV aerial point and power points.

## Garden 14'10" x 37'2" x 4'8" x 29'9" (4.54 x 11.34 x 1.44 x 9.07)

Fence panels, concrete paving, water tap and a brick build shed (4.18m x 4.07m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

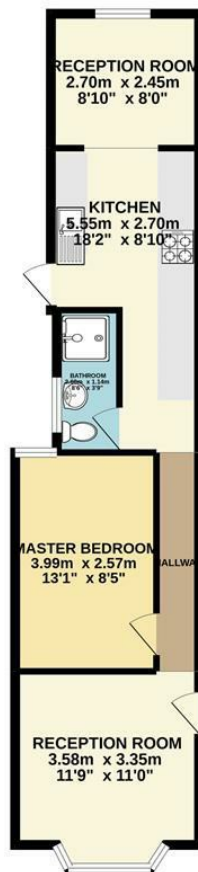
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Kings  
GROUP

GROUND FLOOR  
46.0 sq.m. (495 sq.ft.) approx.



TOTAL FLOOR AREA : 46.0 sq.m. (495 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.  
Made with Metropix ©2022



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

