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248 Hoe Street  
Walthamstow E17 3AX  
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York Road, London, E17 7HU  
Offers Invited £350,000

Beautifully presented and generously sized, this purpose built, top floor two bedroom apartment is spread out over 635ft<sup>2</sup> of a perfectly placed low rise block. Being sold with the added bonus of a lease of 115 years remaining as well as a lower than average service charge means this property really stands out in proportion to the other purpose built properties in the same location.

The property showcases two sizeable double bedrooms that both enjoy elevated views of the surrounding area. A spacious lounge/diner benefits from a bay window that not only bathes the room in natural light but also adds additional floor space to the already generously sized room. The fully fitted kitchen and the fully tiled three piece family bathroom were only refreshed a few years ago and have been maintained to a very high standard. A private south/west facing balcony completes the property and is accessible from the lounge and gives gorgeous views over Central London.

Further highlights include communal entrances that benefit from phone entry systems for added security as well as substantial communal gardens which are ideal space's to relax and unwind after a hard days graft. Fully double glazed windows as well as gas central heating from a combination boiler help to boost the properties energy efficiency and bolsters the current C epc rating which aids in reducing the extremely high energy bills that we are all currently receiving.

The properties prized location gives easy access to the famous 1km Walthamstow market as well as direct access to Lea Valley Park which is a short five minute stroll in the opposite direction. You have an abundance of choice when it comes to exploring the ever growing array of amenities in St James Street or whisk yourself away into the capital via a short stroll to Blackhorse Road Station, this property is perfectly placed to offer a wealth of fantastic opportunities.

Tenure: Leasehold  
 Lease Length: 125 years from 25/12/2012  
 Ground Rent: £10 pa  
 Service Charge: £1100  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,509 pa

#### ENTRANCE HALL

**3'5" x 5'6" (1.06 x 1.68)**

Double glazed door to the front aspect, storage cupboard and laminate flooring.

#### FAMILY BATHROOM

**6'5" x 5'6" (1.98 x 1.68)**

Double glazed opaque window to the rear aspect, tiled walls, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps and shower attachment, storage cupboard, wash hand basin with mixer taps and low level flush w/c.

#### RECEPTION ROOM

**14'8" x 13'4" (4.48 x 4.08)**

Double glazed bay window to the front aspect, laminate flooring, phone point, TV aerial point, power points and double glazed patio door leading to balcony.

#### BALCONY

**10'11" x 3'11" (3.33 x 1.20)**

#### KITCHEN

**9'10" x 9'10" (3.01 x 3.01)**

Double glazed window to the rear aspect, double radiator, laminate flooring, tiled splash back, range of wall and base units with roll top work surfaces, freestanding oven with electric oven and gas hob, chimney style extractor fan, sink and drainer unit, space for fridge/freezer, plumbing for washing machine, power points and combination boiler.

#### HALLWAY

**11'10" x 3'0" (3.63 x 0.92)**

Single radiator, laminate flooring and power points.

#### MASTER BEDROOM

**12'3" x 10'11" (3.75 x 3.34)**

Double glazed window to the front aspect, single radiator, laminate flooring, built in storage cupboard, TV aerial point and power points.

#### BEDROOM TWO

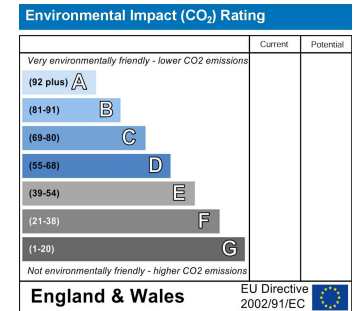
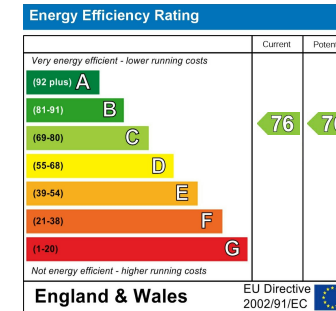
**7'6" x 10'2" (2.31 x 3.10)**

Double glazed window to the rear aspect, single radiator, laminate flooring and power points.

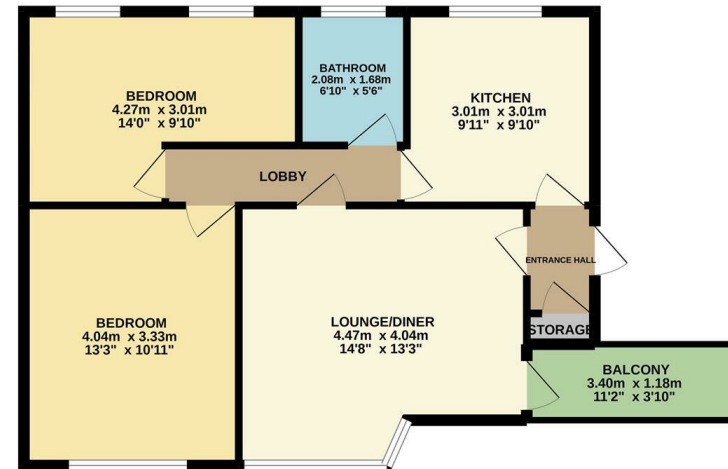
#### BEDROOM THREE

**6'8" x 5'10" (2.04 x 1.79)**

Double glazed window to the rear aspect, single radiator, laminate flooring and power points.



GROUND FLOOR  
 59.0 sq.m. (635 sq.ft.) approx.



TOTAL FLOOR AREA: 59.0 sq.m. (635 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 guidance 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 is given for their operability or efficiency at the time.  
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