



www.kings-group.net

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



Bloxhall Road, London, E10 7LW
Offers In Excess Of £375,000

Kings Group estate agents are proud to present this beautiful first floor two bedroom ex-warner flat. The property is accessed via its own front door, that was newly installed this year. The large entrance hall has ample space for storing shoes and coats and also facilitates access to the first floor. The first floor landing has been laid with a new carpet just two years old and also has gives access to the loft space which is currently being used as additional storage. The large open lounge is located to the front of the property and benefits from three sizeable windows to immerse the lounge in beautiful natural light. A large double bedroom follows on from the lounge and has refitted carpet that is just two years old. A modern fitted kitchen leads on from the double bedroom and also gives access to the shared rear garden that has already been segregated into your own secluded space. Back inside the property and the delightfully maintained three piece bathroom suite is the last room before you get to the final bedroom located to the rear of the property. The property benefits from a lease of 889 years so there will be no predicament of a lease extension being needed now or in the future. This property is perfectly situated in a prime location just off lea bridge road, giving great access to local shops and amenities. The local bus route is also within one minute walking distance from the property and has buses running to Blackhorse Road Station, Walthamstow Central, Leyton and Stratford. The property also benefits from being within walking distance to the new Lea Bridge Road station which has direct access into Stratford. The local landmarks like Westfield shopping centre, Epping forest and the Olympic park are all very close and easily accessible. Call Today To Avoid Certain Disappointment.

Entrance Hall

Double glazed door and window to front aspect, Carpeted flooring and stairs to first floor landing

First Floor Landing

6'0" x 27'3" (1.83 x 8.31)

Loft access, Single radiator, Carpeted flooring, Power points & Gas meter cupboard

Lounge

17'1" x 9'11" (5.23 x 3.04)

Three double glazed windows to front aspect, Single radiator, Laminate flooring, Phone point, TV point and telephone point

Kitchen

8'0" x 10'10" (2.45 x 3.30)

Two double glazed windows to side aspect, Lino flooring, Tile splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points and Worcester combination boiler only one year old.

Bathroom

4'5" x 7'1" (1.35 x 2.14)

Double glazed opaque window to side aspect, Single radiator, Lino flooring, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin mixer tap and pedestal, Low level flush W.C and part tiled walls.

Bedroom On

10'6" x 10'10" (3.21 x 3.30)

Double glazed window to rear aspect, Carpeted flooring
Phone point, TV point and Power points.

Bedroom Tw

11'5" x 6'7" (3.50 x 2.00)

Double glazed window to rear aspect, Single radiator, Carpeted flooring and Power points.

Gardening

8'1" x 21'11" + 4'11" x 23'0" (2.48 x 6.69 + 1.52 x 7.02)

Plant and shrub borders, Concrete paving

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			36
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

