



www.kings-group.net

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169 Skeltons Lane, London, E10 5DB
£1,200 Per Month

Kings Group estate agents are proud to present this two bedroom first floor purpose built flat. The property is being sold on a chain free basis and benefits from allocated parking for one car as well as a large communal garden. The property is accessed via a phone security entry system for added security. The communal entrance leads to a newly fitted front door. Upon entering the property you are greeted by a large entrance hall. The entrance hall gives access firstly to a large double bedroom to the rear of the property. The bedroom over looks to communal rear garden and is flooded with natural light all day as it is south facing. The three piece family bathroom is also accessed from the entrance hall and comes fully tiled. The open plan kitchen/lounge is located to the front of the property and the kitchen itself is only two years old. A final single bedroom can be accessed from the lounge and is ideal for a child or even to be used as a study. The property comes with fully double glazed windows as well as gas central heating. The major selling feature of this property is the remaining lease length. The property is located in between both Leyton Midland and Lea Bridge Road stations so transport links are easily accessible. 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 is also situated just off Lea Bridge Road so local amenities are within walking distance such as shops, restaurants and pubs. 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

6'2" x 5'5" (1.90 x 1.67)

Single glazed door to front aspect, Single radiator, Laminate flooring, Phone security entry system.

Lounge

12'3" x 9'10" (3.74 x 3.00)

Double glazed window to side aspect, Double radiator, Laminate flooring, TV point and Power points.

Kitchen

12'1" x 5'2" (3.69 x 1.60)

Double glazed window to side aspect, Laminate flooring, Tiled splash backs, Range and base and wall units with roll top work surfaces, Integrated cooked with electric oven and electric hob, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points and Combination boiler that is five years old and regularly serviced.

Bedroom One

8'4" x 12'7" (2.55 x 3.84)

Double glazed window to side aspect, Single radiator, Laminate flooring, Phone point, TV point and Power points

Bedroom Two

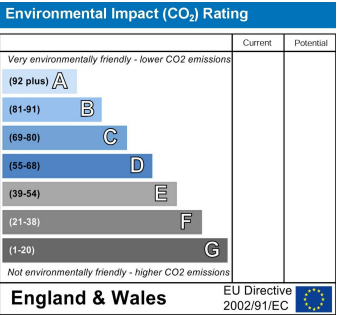
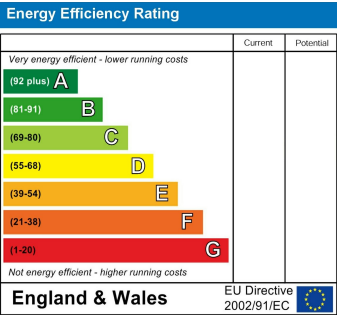
8'7" x 5'9" (2.62 x 1.77)

Double glazed window to side aspect, Single radiator, Laminate flooring, Phone point, TV Point, Power point and Coved ceiling.

Bathroom

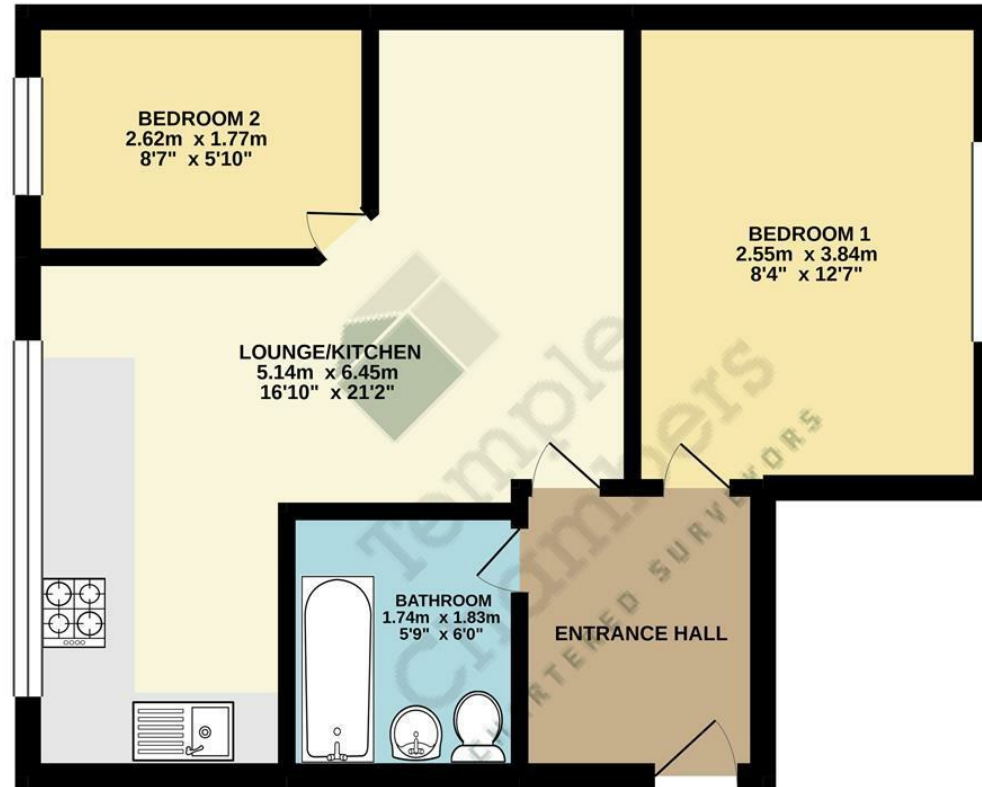
5'8" x 6'0" (1.74 x 1.83)

Single glazed window to side aspect, Laminate flooring, Extractor fan, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush W.C, Tiled walls.





GROUND FLOOR
47.9 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA : 47.9 sq.m. (516 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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