



Harris Street | | London | E17 8EQ

Guide price £425,000

CROWN
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Charming purpose built two bedroom ground floor flat on Harris Street, E17

Situated on the desirable Harris Street in E17, this delightful two-bedroom flat offers a perfect blend of comfort and style. Featuring a welcoming reception room, a well-appointed kitchen, and a modern bathroom, the property provides a practical and inviting living space ideal for first-time buyers or small families.

Both bedrooms are bright and versatile, offering flexibility for sleeping, working, or relaxing. The reception room provides a cozy and adaptable area for everyday living, while the kitchen is designed for functionality and convenience. Outside, a private garden offers a peaceful retreat, perfect for outdoor dining or leisure.

This home represents a fantastic opportunity to acquire a charming and well-located property in E17, with easy access to local amenities, transport links, and community facilities.

- Bright and welcoming reception room
- Practical and inviting kitchen
- Well-presented bathroom
- Main bedroom - bright and peaceful, perfect for rest and relaxation
- Second bedroom - versatile space, ideal as a children's room, guest room, or home office.
- Situated on Harris Street with easy access to local amenities.
- Transport links
- Nearby schools and shops



Crown Group Estates is an RICS-regulated firm providing expert property services, including sales, acquisitions, and valuations. Whether you're buying or selling, our professional guidance ensures a smooth and informed transaction. Speak to our team today to discuss your property needs.



Reception Room

11'2" x 9'11" (3.42m x 3.04m)

The property boasts a bright and welcoming reception room, offering a comfortable space ideal for both relaxing and entertaining. Its versatile layout makes it well-suited for a family living area or a stylish lounge setting.

Kitchen

11'3" x 7'11" (3.45m x 2.42m)

The home benefits from a modern kitchen, designed to offer both functionality and style. With ample storage and workspace, it's a practical setting for everyday cooking while also providing a welcoming space for family meals or entertaining guests.

Bathroom

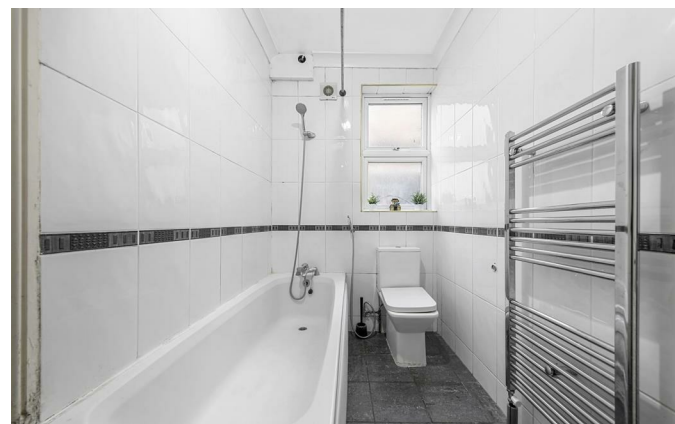
7'10" x 5'1" (2.39m x 1.55m)

The property includes a well-presented bathroom, featuring a clean and practical design. It provides a comfortable space with all the essentials, finished to a standard that complements the rest of the home.

Bedroom I

10'4" x 9'7" (3.17m x 2.93m)

The property features a bright and inviting bedroom, offering a peaceful retreat for rest and relaxation. Its versatile layout allows for various furniture arrangements, making it easy to personalise to your taste.



Bedroom 2

10'5" x 9'7" (3.19m x 2.93m)

The second bedroom is a comfortable and versatile space, perfect as a guest room, home office, or additional sleeping area. Its bright and airy atmosphere ensures a welcoming feel throughout.

Shared Freehold

The share of the freehold is available at an additional cost, providing owners with greater control over the property and its management. Prospective buyers are advised that lease terms, service charges, and ground rent should be checked with their legal advisors prior to purchase.

Long Lease

Approximately 122 years remaining on the 125-year lease, offering excellent security and peace of mind.

A Home Full of Memories on Markhouse Road, E17

“We have lived in this charming home on Harris Street for many wonderful years, bringing up our family and nurturing our children here. With excellent schools, parks, and amenities close by, it has been the perfect place for family life. We’ve truly enjoyed the friendly neighbourhood and the sense of community, making countless happy memories along the way.

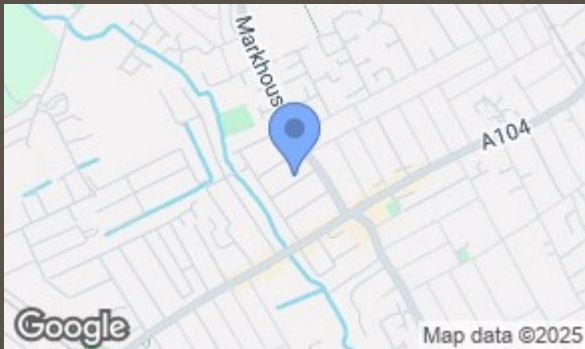
The two bedrooms, spacious reception room, and well-equipped kitchen have made daily life comfortable and enjoyable, while the garden has been a peaceful retreat. We will miss this home dearly, and we hope the next owners love it as much as we have.”



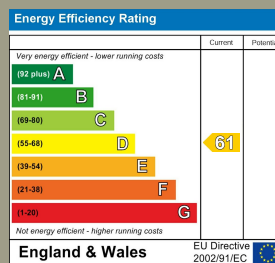
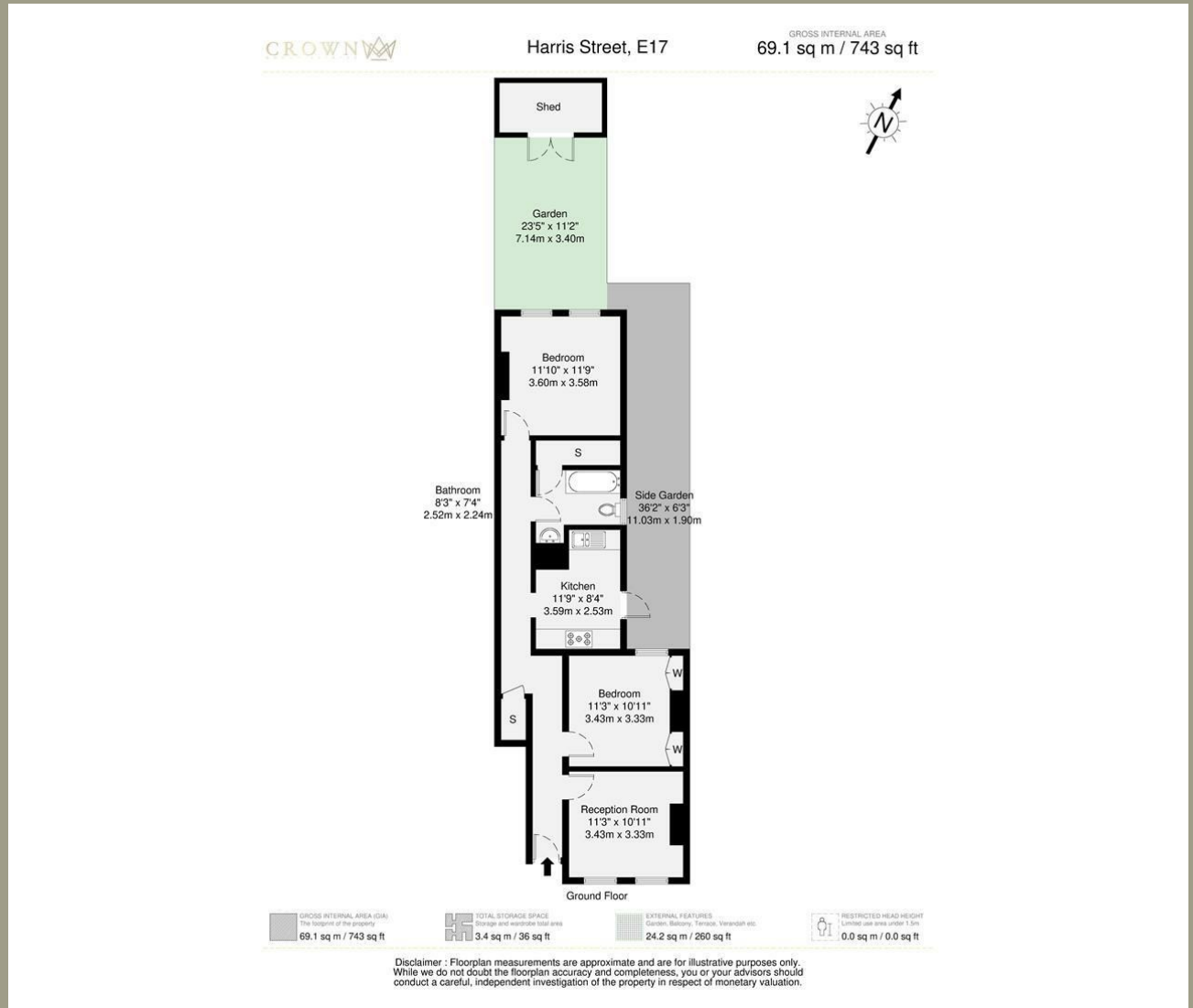
Before committing to a purchase, ensure you know the true condition of the property. We offer RICS Level 2 and Level 3 Surveys, providing expert insight into potential defects and risks. Contact us today to book your survey and buy with confidence.

This property is being marketed by Crown Group Estates, of which the seller is a director/owner.





The property is conveniently located on Harris Street, just a short walk from Leyton Midland Road Station, providing easy access across London. If traveling by car, local routes connect smoothly to the surrounding areas, with street parking available nearby. For public transport, several bus stops are within a short walk, offering links to local amenities, schools, and



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