



## www.kings-group.net

248 Hoe Street Walthamstow E17 3AX Tel: 020 8521 1122 Verulam Avenue, London, E17 8ES £1,850

Kings Lettings are pleased to show for let this well-presented two bedroom first floor flat. Located close by to St James Street and Blackhorse Road stations, this home is ideal for commuters looking to live in a convenient but peaceful location. In good condition throughout, it offers a bright living room which leads onto the stunning modern kitchen, two double bedrooms, one with walk-in wardrobe area, and three piece bathroom.

Brick-fronted and semi-detached, you have a generous lounge and garden. St James Street overground station is just twelve minutes away on foot, for direct twenty minute runs to Liverpool Street.

If it's nature you're craving then you're spoilt for choice here - St James Park, Honeybone Allotments and Lee Valley Park are all just around the corner, while the tranquil blue and green space of Walthamstow Wetlands is within easy walking distance.









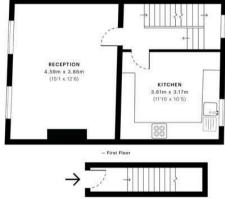








BEDROOM 2 3.79m x 2.80m (12'5 x 9'2) MAIN BEDROOM 4.08m x 3.47m (13'5 x 11'5) - Second Floor





- Ground Floor





