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Blackhorse Lane, London, E17 6AD
Offers In Excess Of £290,000

Stylish, Sophisticated & Sensational, Step into urban comfort and contemporary living with this inviting one-bedroom second-floor conversion apartment in the vibrant locale of Blackhorse Lane, E17. Offering a generous 125-year lease and presented on a chain-free basis, this property ensures hassle-free ownership. Revel in the spaciousness of a large open-plan lounge/kitchen/diner, perfect for both relaxation and entertaining. The absence of a service charge adds to the appeal, providing a cost-effective and carefree lifestyle. Enhanced security is assured with a communal entrance featuring a convenient phone entry system. The apartment boasts fully double-glazed Velux windows, allowing natural light to cascade throughout the space, and embraces warmth through efficient gas central heating powered by a combination boiler. Meticulously maintained to a high standard, this residence is nestled in a sought-after location. Explore the surrounding area with ease, as you're within walking distance of Blackhorse Road Station, Lloyds Park, the Walthamstow Wetlands, and the renowned Walthamstow Beer Mile. This property harmonizes modern living with convenience, making it an ideal home for those seeking both style and substance.

Property Showcases

As you approach the communal door, you're greeted by a sense of safety with the convenience of a phone entry system, offering an added layer of security for residents. Upon entering through the communal door, ascend the communal stairwell to reach your own private haven. Your front door opens into a bright and spacious lounge/kitchen/diner, a versatile open-plan space that is perfect for both relaxation and entertainment. The lounge area is flooded with natural light, creating an inviting atmosphere. The kitchen, seamlessly integrated into the open layout, is fully fitted with modern conveniences and sleek appliances. This design ensures that cooking, dining, and socialising can effortlessly coexist, making the space not only functional but also aesthetically pleasing. Adjacent to the lounge is a well-appointed double bedroom, providing a cosy retreat. Soft, carpeted flooring adds warmth and comfort to the room, creating a serene environment for rest and relaxation. The bedroom is thoughtfully designed, offering a peaceful escape from the hustle and bustle of daily life. Connected to the lounge, you'll find a tastefully designed three-piece bathroom suite. This space is both functional and stylish, featuring contemporary fixtures and finishes. Whether you prefer a quick morning shower or a relaxing soak in the tub, the bathroom provides a tranquil retreat to meet your needs. Throughout the property, neutral tones and modern finishes contribute to a cohesive and contemporary aesthetic. The thoughtful layout ensures that each area flows seamlessly into the next, maximizing the sense of space and functionality. In summary, this one-bedroom second-floor conversion property offers not only security and privacy but also a well-designed and stylish living space. With its open-plan layout, fully equipped kitchen, comfortable bedroom, and modern bathroom, this property provides a delightful combination of practicality and comfort for its fortunate residents.

Location

Nestled on the verdant and one-way thoroughfare of Gloucester Road, this location offers a plethora of choices for exploring the captivating landmarks of Walthamstow. Just a brief four-minute stroll from the residence unveils the splendour and botanical wonders of Higham Hill Park. Here, you can make use of tennis and basketball courts, a children's play area, and a community café. The recently renovated Cheney Row Park, reopened in May 2019, is also within easy reach—a brisk 13-minute walk or a quick 4-minute bike ride away. This park boasts a nature-themed play area for children, an outdoor amphitheatre, enhanced natural zones for plants and wildlife, and much more. For those seeking a slightly more distant adventure, a 15-minute walk or a 6-minute bike ride takes you to London's largest nature reserve, the 500-acre Green Flag award-winning Walthamstow Wetlands. Here, you can enjoy walking trails, bike rides, and immerse yourself in picturesque scenery. Essential amenities are conveniently close, with the Higham Hill Road Co-op and post office just a short walk from your front door. Indulge in a delightful Sunday roast at the tavern on the hill or savour an excellent Chinese takeaway from Phoenix on Higham Hill Road. Transportation options abound, with five bus stops within 0.24 miles of your front door, offering a diverse range of travel destinations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property, respectively, providing both underground and overground transport choices. Lastly, a wealth of nursery, primary, and secondary schools lie within a 0.39-mile radius, all boasting good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 125 years from 01/01/2024
 Ground Rent: £100 pa
 Service Charge: £0 pa
 Council Tax Band: B
 Annual Council Tax Estimate: £1,509 pa

Lounge/Kitchen/Diner 13'10" x 17'10" (4.24 x 5.44)

Three double glazed Velux windows to side access, spotlights, two single radiators, tiled & carpeted flooring, tiled splash backs, range of base and wall units with roll top worksurfaces, integrated cooker with electric oven and gas hob, integrated chimney style extractor hood, space for fridge/freezer, plumbing for washing machine, combination boiler, phone point, tv aerial point and power points.

Bedroom 7'10" x 10'0" (2.41 x 3.07)

Double glazed Velux window to side aspect, spotlights, single radiator, carpeted flooring, phone point, tv aerial point and power points.

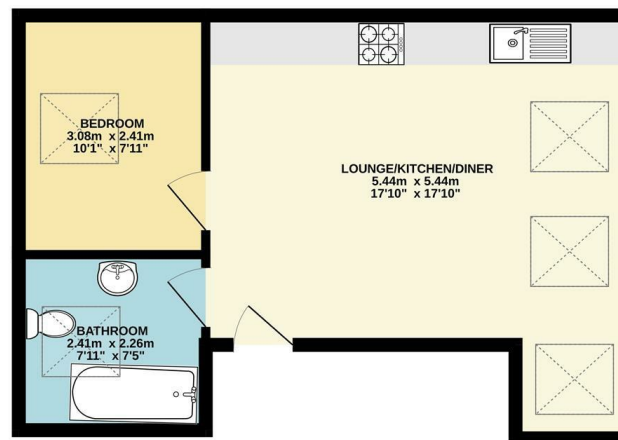
Bathroom 7'7" x 7'3" (2.33 x 2.23)

Double glazed Velux window to side aspect, spotlights, part tiled walls, heater towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer tap and shower attachment, hand ash basin with mixer tap and vanity unit, low level flush w/c.

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

Environmental Impact (CO ₂) Rating		Current	Potential
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

SECOND FLOOR
 34.0 sq.m. (366 sq.ft.) approx.



TOTAL FLOOR AREA: 34.0 sq.m. (366 sq.ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used in conjunction with prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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