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**Blackhorse Lane, London, E17 6AD**  
**Offers In Excess Of £315,000**

Soothing, Stunning & Sun-Drenched, Welcome to the epitome of modern urban living at Blackhorse Lane, E17! Nestled on the first floor of a meticulously maintained conversion, this two-bedroom apartment offers the perfect blend of style, comfort, and convenience. With no onward chain, it boasts a brand-new 125-year lease, providing you with peace of mind and long-term ownership. The open-plan lounge, kitchen, and diner create a spacious and inviting atmosphere, perfect for entertaining or relaxing after a busy day. The communal entrance is equipped with a secure phone entry system, ensuring added safety for residents. Enjoy the benefits of fully double-glazed windows and gas central heating via a combination boiler, ensuring warmth and energy efficiency throughout the seasons. Meticulously maintained to a high standard, this residence is a testament to quality living. Positioned within walking distance to Blackhorse Road Station, commuting becomes a breeze, connecting you effortlessly to the heart of the city. Don't miss the chance to make this your new home sweet home!

#### Property Showcases

Approaching the communal entrance, a reassuring sense of safety accompanies the convenience of a phone entry system, adding an extra layer of security for residents. Upon stepping through the communal door, ascend the shared stairwell to access your private sanctuary. Your front door unveils a luminous and expansive lounge/kitchen/diner, a versatile open-plan area ideal for both relaxation and entertainment. Natural light bathes the lounge, creating an inviting ambiance. The kitchen seamlessly blends into the layout, equipped with contemporary conveniences and sleek appliances. This design ensures a harmonious coexistence of cooking, dining, and socialising, making the space not only practical but also aesthetically pleasing. Adjacent to the lounge, discover two well-appointed double bedrooms, providing a cosy retreat. Soft, carpeted flooring adds warmth, fostering a serene environment for rest and relaxation. The bedrooms are thoughtfully designed, offering a peaceful escape from the daily hustle and bustle. Connected to the lounge is a tastefully designed three-piece bathroom suite, blending functionality with style through contemporary fixtures and finishes. Whether for a quick morning shower or a tranquil retreat, the bathroom meets diverse needs. Neutral tones and modern finishes prevail throughout the property, contributing to a cohesive and contemporary aesthetic. The considerate layout ensures a seamless flow between each area, maximizing the sense of space and functionality. In summary, this first-floor conversion property with two bedrooms not only guarantees security and privacy but also presents a well-designed and stylish living space. From the open-plan layout and fully equipped kitchen to the comfortable bedrooms and modern bathroom, this property offers a delightful fusion of practicality and comfort for its fortunate residents.

#### Location

Situated along the lush and one-way stretch of Gloucester Road, this locale provides a myriad of opportunities to explore the enchanting landmarks of Walthamstow. A mere four-minute stroll from the residence reveals the beauty and botanical marvels of Higham Hill Park, featuring tennis and basketball courts, a children's play area, and a community café. Cheney Row Park, recently refurbished and reopened in May 2019, is also easily accessible—a brisk 13-minute walk or a quick 4-minute bike ride away. This park offers a nature-themed play area for children, an outdoor amphitheatre, enhanced natural zones for plants and wildlife, and more. For those yearning for a slightly more distant adventure, a 15-minute walk or a 6-minute bike ride leads 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. Conveniently close are essential amenities, including the Higham Hill Road Co-op and post office just a short walk from your front door. Treat yourself to 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, providing diverse travel destinations. Walthamstow Central and Blackhorse Road stations are 1.04 miles and 0.67 miles from the property, respectively, offering both underground and over ground 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 14'6" x 14'2" (4.44 x 4.34)

Double glazed window to rear aspect, spotlights, two single radiators, carpeted and tiled flooring, power points, TV aerial, phone point, tiled splash backs, range of base & wall units with roll top work surfaces, space for cooker, electric oven and gas hob, chimney style extractor with hood, space for fridge freezer, plumbing for washing machine, power points and combination boiler.

#### Bedroom One 7'2" x 8'6" (2.20 x 2.61)

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

#### Bedroom Two 7'2" x 8'9" (2.20 x 2.68)

Double glazed window to side aspect, spotlights, single radiator, carpeted flooring and power points.

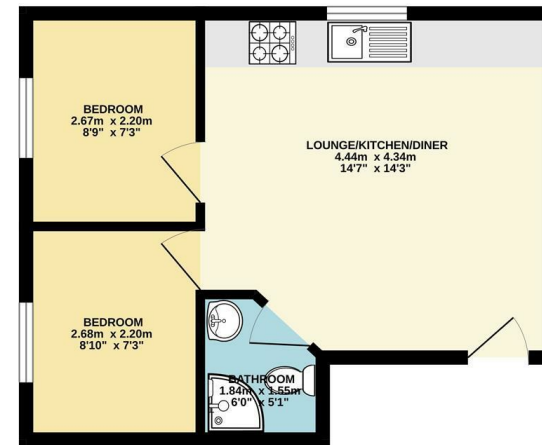
#### Bathroom 5'1" x 6'0" (1.55 x 1.84)

Spotlights, part tiled walls and tiled flooring, heated towel rail, extractor fan, shower cubicle with thermostatically controlled shower, hand wash 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

FIRST FLOOR  
 45.0 sq.m. (484 sq.ft.) approx.



TOTAL FLOOR AREA: 45.0 sq.m. (484 sq.ft.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of plots, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions in measurement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, fixtures and appliances shown have not been seen and no guarantee is given for their accuracy or efficiency can be given.  
 Made with Metrepro (2023)

