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The Drive, London, E17 3DU
Offers In Excess Of £225,000

Welcome to a charming ground floor purpose-built studio apartment nestled on The Drive, E17, presenting an enticing opportunity for those seeking a delightful living space in the heart of Walthamstow. This gem comes with the added advantage of being sold with no onward chain, ensuring a seamless transition for the lucky new owner. Security is paramount, with a communal entrance featuring a phone entry system, offering both convenience and peace of mind. The apartment boasts full double glazing, providing a tranquil and energy-efficient environment. Located within walking distance to the vibrant Walthamstow High Street, residents can easily immerse themselves in the local culture, shopping, and dining scenes. The lease comes with an impressive 113 years remaining, offering long-term stability. For those who appreciate outdoor spaces, the property includes access to large communal gardens, perfect for relaxation and socializing. With the Victoria Line in close proximity, commuting becomes a breeze, connecting residents to the heart of London. Don't miss the chance to make this studio apartment your haven in a prime location, combining comfort, security, and convenience.

Property Showcase

Property showcase

As you step into the ground floor studio apartment, you're greeted by a charming hallway that sets the tone for the rest of the space. The hallway exudes warmth with its soft lighting and smooth, inviting walls. To your right, the first room beckons with the promise of comfort and functionality. It's the fully tiled bathroom, boasting contemporary design and practicality. The tiled walls gleam under the light, reflecting a sense of cleanliness and modernity. A mixed tap vanity unit stands elegantly against one wall, offering both style and convenience. An opaque window to the front allows natural light to filter in while ensuring privacy. Moving further, you find yourself in the heart of the apartment – the fully fitted kitchen. Here, functionality meets aesthetics seamlessly. The double-glazed window to the side aspect welcomes in sunlight, illuminating the wooden flooring and tiled walls. A range of base and wall units with roll-top work surfaces provide ample storage and workspace. The kitchen is equipped with modern amenities, including a gas hob, sink with drainer unit, and space for a fridge freezer and a washing machine. Built-in storage cupboards offer additional space to keep essentials organized and out of sight. Finally, your journey leads you to the double-aspect lounge/bedroom, a space designed for relaxation and versatility. As you step into the open-plan area, your eyes are drawn to the double-glazed windows that adorn both the rear and side aspects, flooding the room with natural light and offering delightful views. The coved ceiling adds a touch of elegance to the space, while the double radiator ensures comfort during all seasons. The wooden flooring adds warmth and character, inviting you to unwind and make yourself at home. In this thoughtfully designed studio ground floor apartment, every room serves a purpose while exuding style and comfort. Whether you're relaxing in the lounge/bedroom, preparing a meal in the kitchen, or freshening up in the bathroom, each space is a testament to thoughtful design and modern living.

Location

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Situated on the gorgeous tree-lined street of The Drive gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. A short thirteen minute walk and you will locate the fabulous Lloyds Park, where you can discover the splendour and horticultural delights of the Ornamental Gardens. Here you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. The alluring Walthamstow Village is accessible via a short stroll through St Mary's Church, here you can enjoy an assortment of enterprising independent businesses that will accommodate everything you need and desire. Once you have finished exploring the village, a short Ten to Fifteen minute walk and you will be at the famous 1km Walthamstow Market as well as the Victoria Line which is accessible via Walthamstow Central and can whisk you off to the hustle and bustle of Central London is little under 30 minutes. Transportation links are also in huge supply, 5 bus stops are all under 0.2 miles from your front door and offer a vast array of travel locations. Wood Street and Walthamstow Central stations are 0.5 miles and 0.8 Miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.22 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 125 years From 25/12/2012
 Ground Rent: £10.00 pa
 Service Charge: £1,255.13 pa
 Council Tax Band: A
 Annual Council Tax Estimate: £1293 pa

Hallway

3'0" x 8'3" (0.92 x 2.53)

Double glazed opaque door to front aspect, coved ceiling, single radiator, wooden flooring and power points.

Reception Room

12'1" x 13'9" (3.70 x 4.20)

Double glazed window to rear aspect, coved ceiling, double radiator, wooden flooring, power points and storage cupboard.

Kitchen

6'8" x 5'6" (2.04 x 1.70)

Double glazed window to side aspect, wooden flooring, tiled walls, range of base & wall units with roll top work surfaces, gas hob, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, two storages and power points.

Bedroom

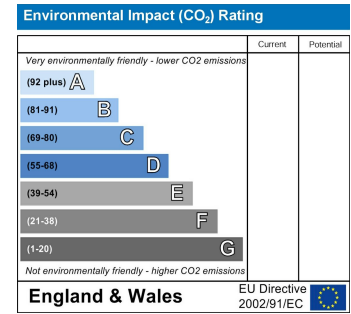
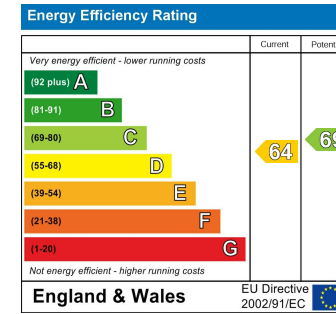
7'10" x 7'1" (2.41 x 2.17)

Double glazed window to side aspect, wooden flooring and power points.

Bathroom

6'1" x 6'1" (1.86 x 1.87)

Double glazed opaque window to front aspect, coved ceiling, heated towel radiator, tiled flooring, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush wall hung w/c with concealed cistern.



GROUND FLOOR
 32.0 sq.m. (344 sq.ft.) approx.



TOTAL FLOOR AREA: 32.0 sq.m. (344 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, ceilings, walls and any other items are approximate and no responsibility is taken for any errors or omissions. The data in this document is provided only for the use of the client and is not intended for any other purpose. The services, systems and appliances shown have not been used and no guarantee is given regarding their condition or performance. Made with Metrow 10/01



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