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**Tristram Close, London, E17 3SR**  
**Offers In Excess Of £300,000**

Kings Group Walthamstow are delighted to present this charming property located in the heart of Tristram Close, London. This delightful ground floor flat boasts a generous reception room, perfect for entertaining guests or simply relaxing after a long day.

With one cozy bedroom and a well-appointed bathroom, this property offers a comfortable living space ideal for individuals or couples looking to settle in a quiet residential area. The best part? This flat is chain-free, making the buying process smooth and hassle-free.

Benefiting from a long lease remaining, you can enjoy peace of mind knowing that you have a secure tenure in this lovely abode. The location of this flat is truly unbeatable, offering a serene environment while still being close to all the amenities and conveniences that London has to offer.

Don't miss out on the opportunity to make this charming flat your new home sweet home. Book a viewing today and envision yourself living in this cosy retreat in the heart of London.

#### Locality

Nestled on the picturesque tree-lined street of Tristram Close, your new residence boasts an array of advantageous locational features. Ideally positioned, it provides convenient access to both Hollow Ponds and Snaresbrook underground stations within walking distance. Hollow Ponds, situated in the scenic Epping Forest, invites you to explore its beauty by renting a boat and discovering the enchanting wildlife, surrounding shores, and the ancient woodland of Epping Forest. Upon completing your exploration of Epping Forest, a brief three-minute stroll takes you to Wood Street shopping parade. Here, a diverse array of independent businesses awaits, catering to all your desires and needs. A mere sixteen-minute walk or a quick six-minute bike ride transports you to Walthamstow Village, one of London's oldest and most charming villages (with its origins dating back to 1086). Walthamstow Village offers a countryside ambiance in the heart of London, featuring local produce shops and historic buildings concentrated around Orford Road. Take a leisurely afternoon walk to explore the village, indulging in delightful treats and tipples. Walthamstow Village is a culinary haven, offering everything from delectable delis to tantalising tapas and breweries serving beer at the source. Abundant transportation options are at your disposal, with five bus stops within 0.11 miles from your doorstep, providing connectivity to various destinations. Walthamstow Central and Snaresbrook stations, located 1.1 and 1.4 miles away respectively, offer both underground and over ground transport choices. Furthermore, the property is surrounded by a wealth of nursery, primary, and secondary schools, all within a 0.54-mile catchment area, boasting good to outstanding Ofsted ratings.

#### Tenure & Council Tax

Tenure: Leasehold  
 Lease Length: 113 Years Remaining  
 Ground Rent: £10 pa  
 Service Charge: £1087.01  
 Council Tax Band: B  
 Annual Council Tax Estimate: ££1,690.67

#### Reception Room

**11'1" x 10'5" (3.4 x 3.2)**

Double Glazed windows to the side aspect, carpeted flooring, power points, telephone point, single radiator.

#### Kitchen

**10'4" x 8'3" (3.15 x 2.54)**

Double glazed windows to the side aspect, single radiator, lino flooring, tiled splash backs, range of base and wall units with roll top work surfaces, gas hob, electric oven, sink drainer unit, space for washing machine, power points.

#### Bedroom

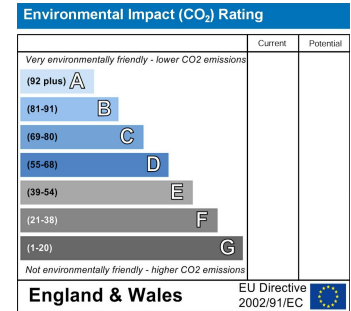
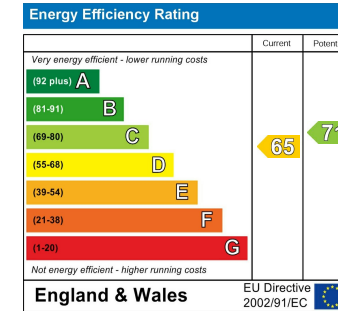
**10'7" x 11'8" (3.25 x 3.56)**

Double glazed windows to the side aspect, carpeted flooring, single radiator, fitted wardrobes, power points.

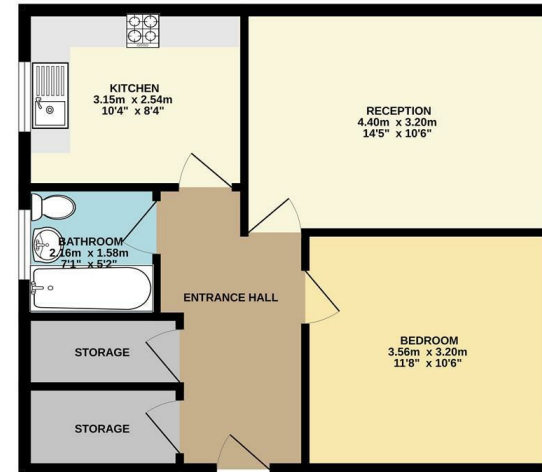
#### Bathroom

**7'1" x 5'2" (2.16 x 1.58)**

Double glazed windows to the side aspect, tiled splash backs, lino flooring, extractor fan, panel enclosed bath with mixer taps, hand wash basin with mixer taps, low level flush WC.



GROUND FLOOR  
 50.3 sq.m. (541 sq.ft.) approx.



TOTAL FLOOR AREA: 50.3 sq.m. (541 sq.ft.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of floor, external, walls and any other parts are approximate and no responsibility is taken for any errors or omissions. The buyer, tenant or lessee should verify the accuracy of the floorplan by independent professional surveyors. The layout, systems and specifications shown here are not intended to be used for any purpose other than to provide a general impression of the property. Measurements are for information only and do not constitute an offer of any kind. Make your own enquiries to the agent.

