



www.kings-group.net

248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Brunner Road, London, E17 7NW
Offers In The Region Of £260,000

Welcome to this charming property located on Brunner Road in Walthamstow! This delightful flat boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom and one bathroom, this property is ideal for a single individual or a couple looking for a comfortable living space.

Situated within walking distance to local shops and amenities, convenience is at your doorstep. The short walk to Walthamstow Central and the proximity to St James St Station make commuting a breeze, offering easy access to the heart of the city and beyond.

One of the highlights of this property is the open plan kitchen/living area, creating a seamless flow between cooking, dining, and lounging spaces. Whether you enjoy hosting friends or simply unwinding in style, this layout provides the perfect setting for your lifestyle.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

Tenure & Council Tax

Tenure: Leasehold
 Lease length: 115 Years Remaining
 Service Charge: £1000 P/A
 Ground Rent: £300 P/A
 Council Tax Band: A
 Annual Council Tax Estimate: £1,449.15

Locality

Enjoying a sought after location such as this allows for easy access to everything Walthamstow has to offer. The famous 1km long Walthamstow market is only a couple minute walk away and you can enjoy the alluring range of amenities at St James Street Crate on the way. St James Street station is on your door step and gives a plethora of travel options. St James Park is also a short walk and is the ideal space to exercise, walk the dog or even spend the day with a picnic and keep the children entertained for hours on end.

Kitchen/Lounge 14'5" x 12'9" (4.41 x 3.90)

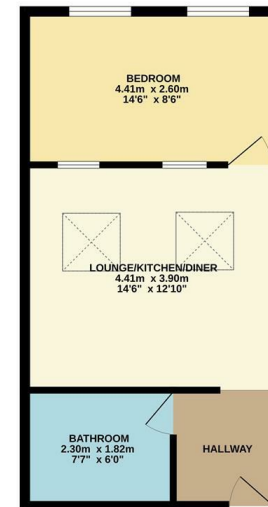
Bedroom 14'5" x 8'6" (4.41 x 2.60)

Bathroom 7'6" x 5'11" (2.30 x 1.82)

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	

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as a guide for the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and/or age.
 Made with Metrepa CAD2014

