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Markhouse Road, London, E17 8EF
Offers In The Region Of £465,000

Welcome to this charming property located on Markhouse Road in London. This delightful flat conversion boasts a warm and inviting atmosphere that is sure to make you feel right at home.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family and friends. The property features two lovely bedrooms, offering ample space for a growing family or guests. The bathroom is well-appointed and provides a comfortable space for your daily routines.

One of the highlights of this property is the private garden, a rare find in London. Imagine enjoying a cup of tea or hosting a summer barbecue in your own outdoor oasis.

This Warner property is in good condition, ensuring that you can move in hassle-free. Being chain-free, you can make this property your own without any delays.

Located in a desirable area, this property offers a peaceful retreat from the hustle and bustle of the city while still being conveniently close to amenities. Don't miss out on the opportunity to make this lovely property your new home.

Tenure & Council Tax

Tenure: Leasehold
 Lease length: New Lease of 99 Years on completion
 Service Charge: £0
 Ground Rent: £10 P/A
 Council Tax Band: B
 Annual Council Tax Estimate: £1,690.67

Locality

Located on one of Walthamstow's most easy accessible roads means you have easy access in and out of Walthamstow without having to navigate through a maze of residential roads. It also means you have amenities such as Crate at St James Street, The Curious Goat at Old Brewer Way & Iyo Sushi on Markhouse Road all within walking distance. Public transport is also easily accessible right from your door step, with bus stops at Queens Road just 0.01 miles & 0.05 miles away as well as bus stops at Markhouse Ave just 0.15 miles & 0.18 miles away. Underground stations such as Walthamstow Central & Blackhorse Road are just 0.61 miles & 0.86 miles away respectively, while national rail stations including St James Street, Queens Road & Walthamstow Central are all under 0.62 miles from the property. Finally the property gives access to a bounty of nursery, primary and secondary schools all within walking distance. Low Hall Nursery, South Grove Primary and Kelmscott Secondary schools are all under 0.13 miles from your front door and offer both good and outstanding Ofsted ratings.

Reception

10'6" x 17'3" (3.21 x 5.26)

Double glazed windows to front and side aspect, textured ceiling, single radiator, laminate flooring and power points.

Entrance Hall

Laminate flooring.

Kitchen

8'6" x 8'3" (2.60 x 2.52)

Double glazed window to side aspect, laminate flooring, tiled walls, range of base & wall units with roll top granite effect work surfaces, integrated cooker with electric oven, extractor fan, sink with double drainer unit, space for fridge freezer, combination boiler and power points.

First Floor Landing

10'11" x 31'9" (3.34 x 9.70)

Laminate flooring.

Bathroom

10'7" x 8'3" (3.25 x 2.52)

Double glazed opaque window to side aspect, tiled walls and Vinyl flooring, corner bath with thermostatically controlled shower, low level flush w/c and hand wash basin and vanity under.

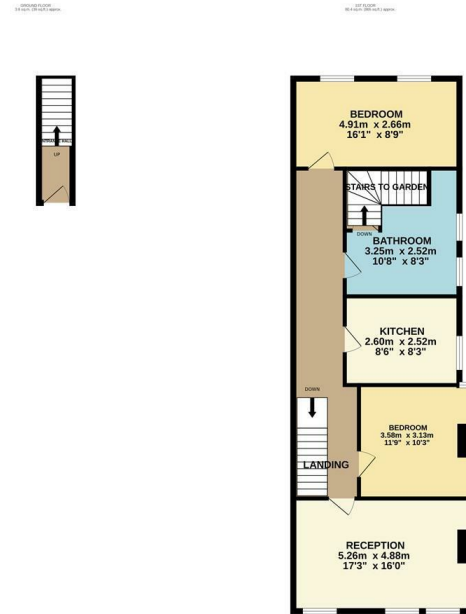
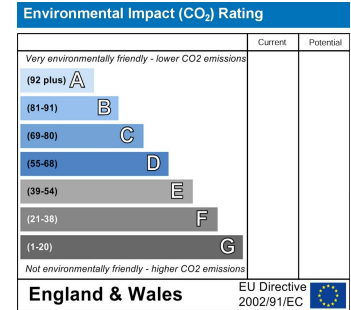
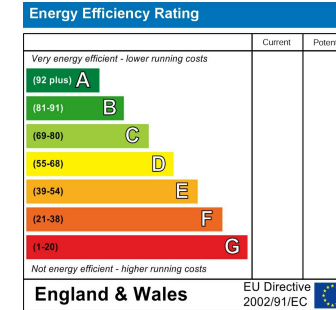
Bedroom One

10'3" x 11'8" (3.13 x 3.58)

Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Garden

18'11" x 35'3" (5.78 x 10.76)



TOTAL FLOOR AREA: 84.0 sq. m. (204 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 parts are approximate and no responsibility is taken for any errors. Dimensions are not guaranteed. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided in this document and should not rely on it for any purpose. The seller, agents and applicable laws are not bound and no guarantee is given in respect of accuracy or efficiency can be given.
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