



[www.kings-group.net](http://www.kings-group.net)

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

**Norlington Road, London, E10 6JZ**  
**Offers In The Region Of £400,000**

Kings Group Walthamstow are delighted to present this one-bedroom apartment located on Norlington Road in Leyton. This delightful flat boasts a reception room, One Bedroom and a bathroom, making it the perfect space for a young couple or a professional looking for a convenient city Apartment.

Situated in a prime location, this property offers the potential to extend, subject to the necessary planning permissions. Imagine the possibilities of creating your dream home right in the heart of London!

With the convenience of being within walking distance to the train station, commuting to work or exploring the city couldn't be easier. The freehold status of this property adds to its appeal, giving you the freedom to make it truly your own.

Don't miss out on this fantastic opportunity to own a piece of London living at its finest. Book a viewing today and envision the endless possibilities that this charming apartment has to offer.

**Locality:**

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Leytonstone has to offer. Abbots Park, Jack Cornwall Park & Brewster Road Park are all within a three minute walk from your own front door and all provide their own facilities to accommodate a wide range of recreational uses. Whether you are looking to indulge in a bit of tennis at Abbots Park, take the dogs for a walk around Brewster Road Park or keep the little ones entertained for hours on end at the playground at Jack Cornwall Park, this properties prized location allows for everything and more. Once you have finished exploring the local parks, you can delve into the wide array of independent businesses located on the Leyton High Road itself. You can find sustainably-sourced fresh fish at John Dory Seafood, or if you are looking to discover Leyton Village, then the alluring and popular Francis Road is just located at the end of the road and you will can discover the local favorites such as The Red Lion Pub, Wild Goose Bakery, Perky Blinders Coffee and much more alike. Transportation links are also in huge supply, five bus stops are all walking distance from your front door and offer a vast array of travel locations. Leyton & Leytonstone stations are a short walk from the property and both grant access to the Central line where as Walthamstow Central is only 1.26 miles from the property and provides underground access to the Victoria line as well as over ground access to National Rail.

Tenure: Freehold  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,691

**First Floor Landing**  
**5'4" x 20'1" (1.65 x 6.13)**

Open balustading, carpeted flooring, textured ceiling and power point.

**Reception**  
**12'1" x 14'10" (3.70 x 4.54)**

Double glazed bay window to front aspect, carpeted flooring and power points.

**Kitchen**  
**11'0" x 9'6">6'11" (3.37 x 2.90>2.12)**

Double glazed window to rear aspect, single radiator, vinyl flooring, walls with tiled splash backs, range of base and wall units with granite effect roll top work surfaces, space for cooker, sink with drainer unit, textured ceiling and combination boiler.

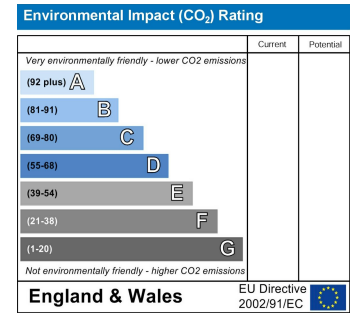
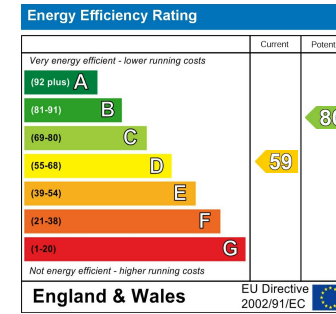
**Bathroom**  
**5'0" x 6'4" (1.53 x 1.95)**

Double glazed opaque window to side aspect, walls with tiled splash backs, vinyl flooring, extractor fan, corner bath and thermostatically controlled shower cubicle, hand wash basin and pedestal, low level flush w/c.

**WC**  
**2'7" x 3'8" (0.80 x 1.14)**

**Bedroom One**  
**9'0" x 11'2" (2.75 x 3.42)**

Double glazed window to rear aspect, textured ceiling, single radiator, carpeted flooring and power points.



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and any other levels are approximate and are not intended to be used for any purpose other than as a guide only. The plan is for illustrative 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 CS2004

