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St. Johns Road, Walthamstow, E17 4JH
Offers In The Region Of £450,000

Kings Group are delighted to Welcome to this charming property located on St. Johns Road in the heart of Walthamstow. This delightful flat conversion boasts a characterful pre-war property age, offering a unique charm that sets it apart from modern builds.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property features two double bedrooms, providing ample space for a small family, guests, or even a home office.

The bathroom is conveniently located to serve both bedrooms, ensuring practicality and ease of access. One of the standout features of this property is the own front door, offering a sense of privacy and independence not commonly found in flats.

Situated just a short stroll away from Wood Street Station, commuting is a breeze, making this property ideal for professionals or anyone looking for convenient transport links. Additionally, being chain-free and offering a new lease on completion, this property presents a hassle-free opportunity to make it your own.

Don't miss out on the chance to own this lovely property in a sought-after location. Book a viewing today and envision the potential this home holds for you!

Locality

Embracing the prime location opens up all possibilities to immerse yourself in all that Walthamstow has to offer. A brief fourteen-minute stroll leads you to the enchanting Epping Forest, where you can bask in the allure of ancient woodlands and the natural green and blue spaces ideal for dog walks, workouts, and family picnics—a source of perpetual enjoyment. Heading west from the property brings you to the impeccably manicured lawns of Lloyd Park, just an easy eighteen-minute walk from your doorstep to the Forest Road entrance. Here, you can relish outdoor amenities like a gym, tennis and basketball courts, along with outdoor table tennis and bowling greens. The park also features natural play areas equipped with climbing logs, sandpits, and skate and scooter parks, ensuring endless entertainment for the little ones and creating an idyllic setting for family picnics and day outings. Conveniently, essential amenities are within arm's reach, as the vibrant Wood Street boasts a three-quarter-mile stretch teeming with independent businesses catering to a diverse array of needs and desires. Ample transportation options abound, with five bus stops within 0.12 miles of your front door and Wood Street and Walthamstow Central stations at 0.6 miles and 1.3 miles from the property, respectively, offering both underground and over ground transport choices.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length:
 Ground Rent: £150 P/A
 Service Charge: £0
 Council Tax Band: B
 Annual Council Tax Estimate: £1,691 pa

Lounge

14'2" x 11'9" (4.32 x 3.58)

Double glazed window to side and rear aspect, two single radiators, carpet, phone point, TV aerial point, power points and textured ceiling with centre rose.

Kitchen

6'10" x 6'4" (2.08 x 1.93)

Double glazed window to side aspect, double radiator, lino flooring, range of base and wall units with roll top work surfaces, tiled splash backs, electric oven and hob with extractor hood, stainless steel sink and drainer unit, plumbing for washing machine, textured ceiling and spotlights.

Bathroom

7'7" x 4'11" (2.31 x 1.50)

Panel enclosed bath with mixer taps and shower attachment, hand wash basin with mixer taps and vanity unit under, low level flush WC, tiled walls, tiled ceiling, extractor fan and lino flooring.

Bedroom One

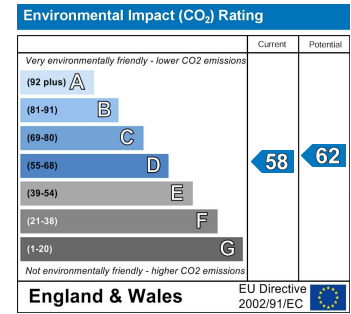
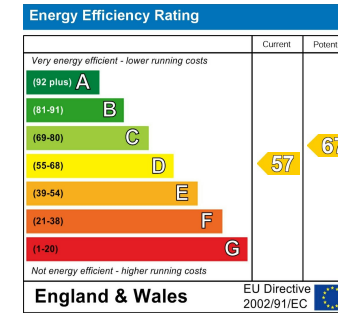
14'9" x 10'0" (4.50 x 3.05)

Double glazed window to front aspect, double radiator, carpet, textured ceiling and power points.

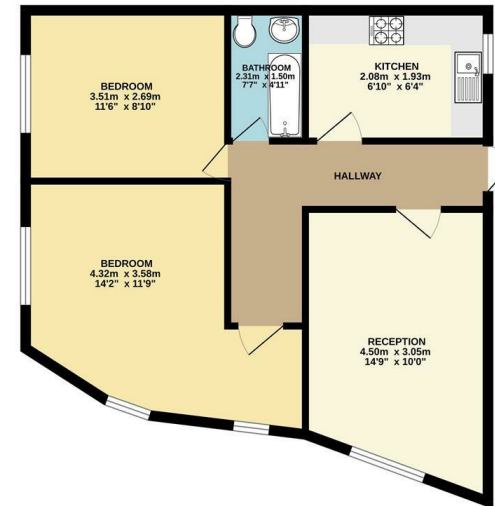
Bedroom Two

11'6" x 8'10" (3.51 x 2.69)

Double glazed window to rear aspect, double radiator, carpet, built in storage cupboard, power points and picture rail.



FIRST FLOOR
 56.1 sq.m. (604 sq.ft.) approx.



TOTAL FLOOR AREA: 56.1 sq.m. (604 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and all other items are approximate and no responsibility is taken for any errors or omissions in this information. The floorplan is for information purposes only and should be used to verify any prospective purchase. The layout, systems and appliances shown may not be seen, used and no guarantee is given for their operation or efficiency over time.
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