



www.kings-group.net

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Gainsford Road, London, E17 6ZL
Offers In Excess Of £284,200

Kings Group are delighted to present this charming one-bedroom apartment located on Gainsford Road in the heart of London. This delightful property is situated just a short walk away from the vibrant Walthamstow Central, offering you easy access to all the amenities and transport links you could need.

As you step into this well-presented apartment, you'll be greeted by a modern interior that is sure to impress. The property is part of a modern development, ensuring that you have all the conveniences of contemporary living at your fingertips.

One of the highlights of this property is the access to communal gardens, providing you with a tranquil outdoor space to relax and unwind in. Whether you're looking to enjoy a morning coffee or host a small gathering with friends, these communal gardens offer the perfect setting.

Don't miss out on the opportunity to make this lovely apartment your new home. With its prime location, modern features, and access to communal gardens, this property has all the makings of a wonderful place to live in the bustling city of London.

Locality

Being situated just a leisurely stroll to Lloyds Park means you can admire the beautiful manicured gardens or make use of the outdoor gym, basketball and tennis courts as well as exploring the ever popular Saturday farmers market. If you are looking for the underground then you have a brief 11 minute walk by foot to Walthamstow Central where you can whisk yourself away into Central London in as little as 15 minutes. If you are looking for bus stops then you have 5 all under 0.16 miles from your front door and all have access to a multitude of different locations. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.4 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighborhood to accommodate everything your heart desires. Nursery, primary & secondary schools are all within walking distance and catchments to Greenleaf, Mission Grove, Stoneydown Park & Hillyfield are all under 0.43 miles and provide good to outstanding Ofsted ratings.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 126
 Ground Rent: £350 pa
 Service Charge: £1,980 pa
 Council Tax Band: B
 Annual Council Tax Estimate: £1,509 pa

Hallway
4'1" x 10'0" (1.25 x 3.07)
 Laminate flooring.

Bathroom
5'0" x 7'1" (1.53 x 2.16)
 Tiled flooring and part tiled walls, heated towel rail radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and pedestal, low level flush w/c.

Reception
10'5" x 20'11" (3.18 x 6.39)
 Double glazed window to rear aspect, single radiator, laminate flooring and power points.

Kitchen

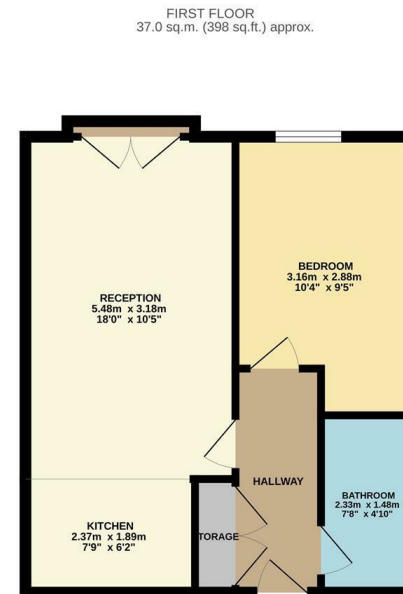
Laminate flooring, walls with with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor fan, sink with drainer unit, integrated fridge freezer, power points and Juliet balcony.

Bedroom
9'4" x 10'9" (2.87 x 3.30)

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

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	



TOTAL FLOOR AREA: 37.0 sq.m. (398 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their efficiency or condition.
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