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Tower Mews, London, E17 7JJ
£270,000

Kings Group are delighted to welcome you to Tower Mews, a charming property located in the heart of Central Walthamstow, London. This delightful flat boasts a private front door, offering a sense of exclusivity right from the entrance.

Ideal for a single professional or a couple, this property features one reception room, one cosy bedroom, and a well-maintained bathroom. The allocated parking space ensures convenience for those with a vehicle, a rare find in this bustling city.

With a long lease in place, you can enjoy peace of mind and stability in your new home. Whether you're looking for a starter home or a convenient city pad, this property offers a perfect blend of comfort and practicality.

Don't miss out on the opportunity to own or rent this lovely flat in Tower Mews. Book a viewing today and envision yourself living in this desirable Central Walthamstow location.

Locality:

Tower Mews is situated in the vibrant and diverse neighborhood of Walthamstow. This area is known for its rich cultural mix, lively community atmosphere, and proximity to both green spaces and urban amenities. Walthamstow has undergone significant regeneration in recent years, blending its historical charm with modern developments. The locality offers a range of independent shops, cafes, and restaurants, particularly around the popular Walthamstow Market and the nearby Walthamstow Village, known for its quaint, village-like feel. Additionally, excellent transport links, including the Victoria Line and Overground services, provide easy access to central London and other parts of the city, making Tower Mews a convenient and desirable place to live.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 151 Years Remaining
 Building Insurance: £400 P/a
 Council Tax Band: B
 Annual Council Tax Estimate: £1,691 P/A



Entrance Hall
20'0" x 7'6" (6.10 x 2.29)

Open Ballustrade, Under stair storage cupboard, Coved Ceiling, Laminate Flooring

Reception Room
8'6" x 16'8" (2.6 x 5.09)

Double glazed windows to the rear aspect, coved ceiling, single radiator, carpeted flooring, TV aerial point, power points.

Kitchen
8'11" x 7'3" (2.73 x 2.22)

Double glazed windows to the front aspect, laminate flooring, tiled splash backs, space for cooker, electric oven, gas hob, space for fridge freezer, plumbing for washing machine, integrated dishwasher, coved ceiling, power points.

Bedroom
9'3" x 9'10" (2.83 x 3.02)

Double glazed windows to the front aspect, coved ceiling, laminate flooring, power points.

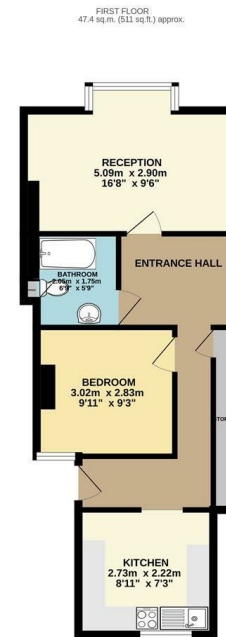
Bathroom

6'8" x 5'8" (2.05 x 1.75)

Part tiled walls, heated towel rails, extractor fan, panel enclosed bath with mixer taps, thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC.

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
 47.4 sq.m. (511 sq.ft.) approx.
 TOTAL FLOOR AREA: 47.4 sq.m. (511 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and not responsible to date for any errors. It should not be relied upon. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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