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Hillyfield, London, E17 6EQ
Offers In The Region Of £400,000

Sleek, contemporary and boasting secured allocated parking, this amazing two bedroom second floor apartment will be sure to cater for your every want and need. Offering a chain free sale as well providing a lease of 111 years remaining, allows for a quick and easy sale process as well as being able to purchase this fantastic property safe in the knowledge that you will never have to go through an expensive and unwanted lease extension.

Accommodation comprises of two well-sized bedrooms, the main being enhanced with built in floor to ceiling wardrobes as well as an up to date en-suite shower room. The second bedroom benefits from a sizeable double glazed window that floods the room with natural light and enjoys elevated views of the surrounding area. An open plan lounge/kitchen/diner is spread out over the rear of the property and is the perfect place to lounge and relax as well as being an ideal setting to entertain with friends and family. The fully fitted kitchen offers a plethora of integrated appliances and provides the perfect framework for any inspired home chef. French doors open onto a west facing private balcony which allows for the perfect location to savour the gorgeous panoramic sunset. A three piece family bathroom completes the property and benefits from a built in mirror, heated towel rail and wall hung w/c with a concealed cistern.

Further highlights include an immersive communal garden which is finished with an abundance of stunning flower beds and seating areas and is the ideal space to relax and enjoy a good book. An underground secured car park is accessible via an internal lift and stairwell and gives access to allocated parking that comes with the property. Dual communal entrances come with video entry systems for added security and peace of mind and allow for easy access to the well maintained communal areas that lead to your own front door.

Enjoying this cherished location gives you a bounty of opportunities when it comes to indulging in everything the local area has to offer. From the increasingly popular Walthamstow beer mile to the alluring well maintained gardens of Lloyd Park, this location really does mean you are totally spoilt for choice when it comes to exploring the surrounding area. Once you have finished exploring the area you are perfectly placed to whisk yourself away into the capital via a short walk to Blackhorse Road, which will have you enjoying the enchanting London ambience within 25 minutes.

Tenure: Leasehold
 Lease Length: 125 years from 04/02/2009
 Ground Rent: £250 pa
 Service Charge: £2,370 pa
 Council Tax Band: C
 Annual Council Tax Estimate: £1,724 pa

Entrance Hall
4'2" x 9'4"+11'5" x 3'8"+3'8" x 10'9" (1.29 x 2.87+3.48 x 1.13+1.14 x 3.28)
 Storage cupboard, Double Glazed door to the front aspect, Single radiator, Laminate flooring and Power points.

Lounge/Diner
10'11" x 25'3" (3.35 x 7.72)
 Double Glazed window to the side aspect, Double Radiator, Laminate Flooring, Phone and TV aerial point, Double Glazed French doors leading to balcony and Power points.

Kitchen
 Tiled flooring, Walls with tiled splash backs, Range of base & wall units with flat top work surfaces, Integrated cooker with electric oven and hob, Chimney style extractor with hood. Sink with drainer unit, Integrated fridge freezer and washing machine, Spotlights and Power points.

Balcony
11'0" x 3'6" (3.37 x 1.09)
 Glass balustrade and Decked flooring.

Bedroom One
8'11" x 13'0" (2.73 x 3.97)
 Double Glazed window to the side aspect, Single radiator, Carpeted flooring, Fitted built in wardrobes, TV aerial and Phone point, Power points.

En Suite
4'11" x 7'3" (1.50 x 2.22)
 Spotlights, Tiled flooring, Part tiled walls, Heated towel rail radiator, Extractor fan, Shower Cubicle with thermostatically controlled shower, Hand wash basin with mixer taps and pedestal, Wall hung low level flush w/c with concealed cistern, Built in Mirror and Shaver point.

Bedroom Two
12'11" x 8'2" (3.96 x 2.49)
 Double Glazed window to the side aspect, Single radiator, Carpeted flooring, Fitted built in wardrobes, TV aerial and Phone point, Power points.

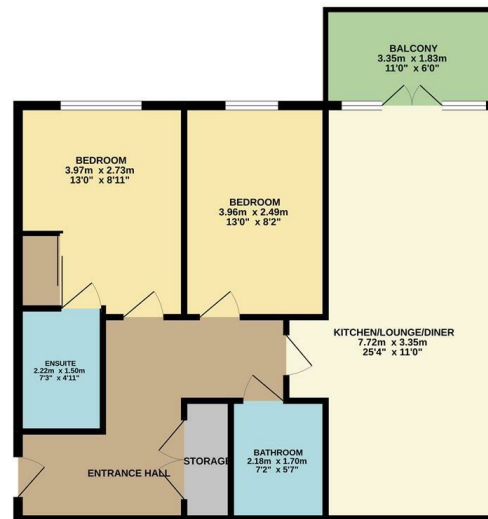
Bathroom
5'6" x 7'1" (1.70 x 2.18)

Spotlights, Tiled flooring, Part tiled walls, Heated towel rail radiator, Extractor fan, Panel enclosed bath with mixer taps & thermostatically controlled shower, Hand wash basin with mixer taps and pedestal, Wall hung low level flush w/c with concealed cistern and Shaver point.

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	

GROUND FLOOR
 72.7 sq.m. (783 sq.ft.) approx.



TOTAL FLOOR AREA: 72.7 sq.m. (783 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, elevations, areas and any other facts are approximate and no responsibility is taken for any errors or omissions on this information. This plan, the description and particulars are intended to assist in the prospective purchase. The layout, systems and appliances shown here are not intended to be a guarantee as to their operability or efficiency can be given.
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