

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

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

**Stocksfield Road, London, E17 3LW**  
**Offers In Excess Of £250,000**

Kings group are delighted to welcome you to this charming studio apartment located on Stocksfield Road in Walthamstow. This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests. With one cozy bedroom and a modern bathroom, this studio offers a comfortable living space ideal for a single occupant or a couple.

Built in 1990's, this property has been recently refurbished throughout, ensuring a fresh and contemporary feel. The studio is situated on the ground floor, providing easy access and convenience.

Conveniently located close to Wood Street Station, commuting is a breeze, making this an ideal location for those who need to travel for work or leisure. Being chain-free adds to the appeal of this property, offering a smooth and hassle-free buying process.

With a total of 312 sq ft of living space, this studio apartment offers a perfect blend of comfort and style. Don't miss out on the opportunity to own this lovely property in a sought-after area of London. Contact us today to arrange a viewing and make this studio your new home sweet home.

Tenure: Leasehold  
 Lease Length: 89 Years Remaining  
 Service Charge: £774.96 P/A  
 Ground Rent: £140P/A  
 Council Tax Band: B  
 Annual Council Tax Estimate: £1,691

**Location**

Situated on Athlone Court, your new property has access to an abundance of communal benefits. A large residential car park and communal gardens offer a plethora of additional parking options for family and friends while also providing an array of splendour and delight via the well maintained flowerbeds. The property is a short ten minute walk and you will discover the alluring Epping Forest, here you can take in the captivating ancient woodland and the natural green and blue space that allows for dog walking, exercising and enjoying family picnics that you will never get tired of. If you delve west from the property then you will stumble across the beautiful manicured lawns of Lloyd Park. Easily accessible just a twenty minute walk from your front door to the Forest Road entrance, you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You also have essential amenities just a stone's throw away, the three-quarter-mile stretch of Wood Street offers a range of enterprising independent businesses which will cater for your every want and desire. Transportation links are also in huge supply, 5 bus stops are all under 0.12 miles from your front door and offer a vast array of travel locations. Wood Street and Walthamstow Central stations are 0.14 miles and 0.85 miles from the property respectively and grant both underground and over ground transport options.

**Hallway**  
**5'5" x 2'9" (1.66 x 0.84)**



**Reception**  
**8'7" x 15'10" (2.63 x 4.85)**

Double glazed window to side aspect, single electric radiator, laminate flooring, phone and TV aerial point, power points.

**Kitchen**  
**6'7" x 6'8" (2.01 x 2.05)**

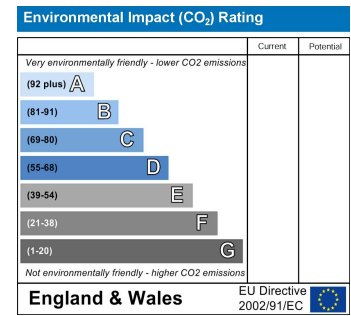
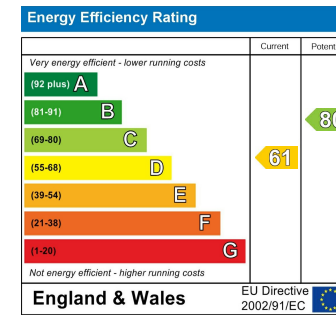
Double glazed window to rear, tiled flooring and walls with tiled splash backs, range of flat top work surfaces, integrated cooker with electric oven and hob, chimney style extractor fan, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

**Bathroom**  
**4'10" x 7'8" (1.48 x 2.35)**

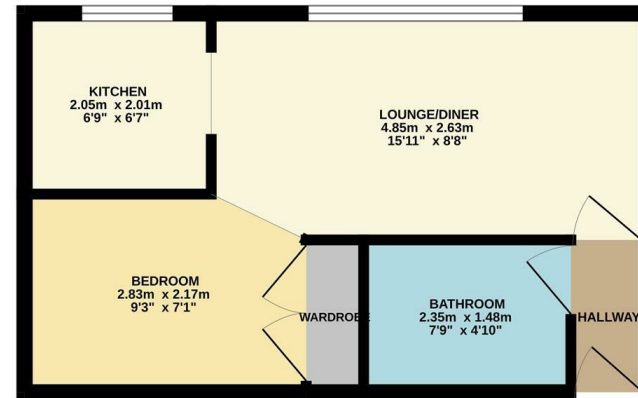
Coved ceiling, tiled walls and flooring, heated towel rail radiator, hand wash basin with mixer tap and vanity under, low level flush w/c, storage.

**Bedroom**  
**7'1" x 9'3" (2.17 x 2.83)**

Laminate flooring, built in storage cupboard and power points.



GROUND FLOOR  
 29.0 sq.m. (312 sq.ft.) approx.



TOTAL FLOOR AREA: 29.0 sq.m. (312 sq.ft.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given for their operability or efficiency can be given.  
 Made with Metropix ©2024

