



www.kings-group.net

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Liden Close, London, E17 8HQ
Offers In Excess Of £240,000

Kings Group Walthamstow are delighted to welcome you to this charming two-bedroom flat located on Liden Close. This post-war property, built in 1989, offers a perfect blend of modern convenience and classic appeal.

As you step into the property, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample space for a small family, guests, or even a home office.

The bathroom is sleek and modern, offering a tranquil space to unwind after a long day. Being on the ground floor, this flat provides easy access and convenience for all residents.

One of the standout features of this property is the allocated parking space for one vehicle, ensuring you never have to worry about finding parking in this bustling city. Additionally, being chain-free, you can move into your new home seamlessly without any delays.

Situated in a purpose-built building, this flat offers a secure and well-maintained living environment. The location of Liden Close provides easy access to local amenities, transport links, and green spaces, making it a desirable place to call home.

Don't miss out on the opportunity to own this delightful flat in London. Contact us today to arrange a viewing and take the first step towards making this property your new home.

Tenure: Leasehold
 Lease Length: 63 Years Remaining
 Ground Rent: Ask Agent
 Service Charge: £1,764.00
 Council Tax Band: C
 Annual Council Tax Estimate: £1,932

Hallway
 Smoke alarm and power points.

Reception Room
15'10 x 11'3 (4.83m x 3.43m)
 Double glazed window to rear aspect, single radiator, laminate flooring, phone point, TV aerial point and power points.

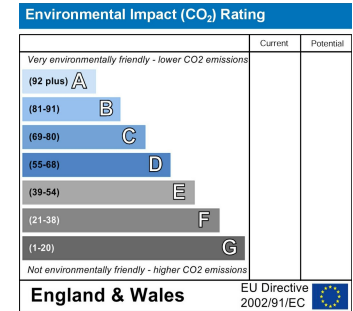
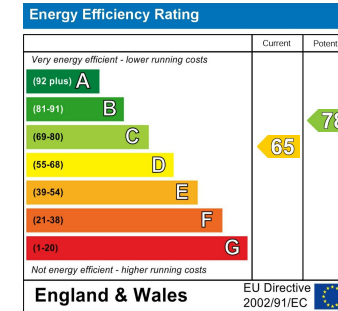
Kitchen
8'8 x 8'7 (2.64m x 2.62m)
 Range of base and wall units with roll top work surfaces, tiled splash backs, freestanding cooker and extractor hood (untested), stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine, power points, tiled flooring and double glazed window to rear aspect.

Bedroom One
12'9 x 9'1 (3.89m x 2.77m)
 Double glazed window to front aspect, double radiator, fitted carpet, phone point, TV aerial point and power points.

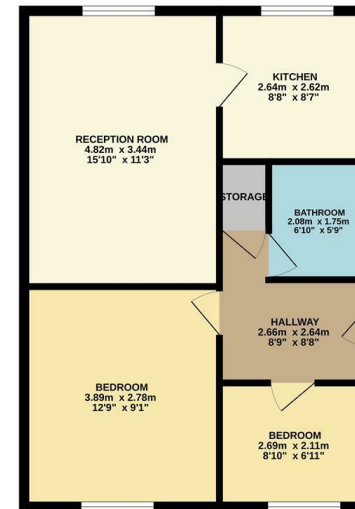
Bedroom Two
8'10 x 6'11 (2.69m x 2.11m)
 Double glazed window to front aspect, tiled flooring, phone point, TV aerial point and power points.

Bathroom
6'10 x 5'9 (2.08m x 1.75m)
 Panel enclosed bath with mixer tap and shower attachment,

pedestal hand wash basin with mixer tap, low level flush WC, low level flush WC, part tiled walls, tiled flooring and single glazed opaque window to rear aspect.



GROUND FLOOR
 52.3 sq.m. (563 sq.ft.) approx.



TOTAL FLOOR AREA: 52.3 sq.m. (563 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, doors and any other items are approximate and are not intended to be used as a basis for any proposition or contract. The seller, vendors and applicants should have not been tested and no guarantee is given as to their accuracy or efficiency and the buyer should be satisfied as to the quality of the goods.
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