



www.kings-group.net

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

Cairo Road, London, E17 3AE
£240,000

Kings Group are delighted to welcome you to this charming property located on Cairo Road in the heart of Walthamstow. This delightful home features one cosy bedroom, perfect for a peaceful night's rest, and a well-appointed bathroom. The property boasts a lovely reception room, ideal for relaxing or entertaining guests.

Situated in the vibrant Walthamstow Central location, this home offers convenience and easy access to local amenities, shops, and transport links. The property is chain-free, providing a hassle-free buying process for those looking to settle into their new abode quickly.

One of the highlights of this property is the access to communal gardens, where residents can enjoy the beauty of nature right at their doorstep. With a long lease, you can enjoy peace of mind and stability in your new home.

Don't miss out on this fantastic opportunity to own a retirement property in a sought-after location. Contact us today to arrange a viewing and envision the tranquil lifestyle that awaits you at this lovely residence on Cairo Road.

Locality

Enjoying this prized location gives you a wealth of options when it comes to indulging in everything Walthamstow has to offer. A brisk four minute walk or a short one minute bike ride and you will be in the centre of the famous Walthamstow village which is one of the most charming and oldest villages in London (the original settlement dates back to 1086), Walthamstow Village is a little slice of country life in London and renowned for its local produce shops and historic buildings. 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 neighbourhood to accommodate everything your heart desires. Other Amenities such as Chaiiwala, Gunes Restaurant & Manzoor Food Store on Hoe Street all within walking distance and provide the ideal local conveniences that you could ever ask for. Public transport is also easily accessible right from your door step, with bus stops at Hoe Street just 0.04 miles & 0.1 miles away as well as bus stops at Walthamstow Central & Park Court both just 0.14 miles away. Underground and over ground stations such as Walthamstow Central & Queens Road are just 0.16 miles & 0.27 miles away respectively, while national rail stations including Lea Bridge Road are under 1 mile from the property.

Tenure & Council Tax

Tenure: Leasehold
 Lease Length: 150 years Remaining
 Ground Rent: Awaiting Vendor Confirmation
 Service Charge: Awaiting Vendor Confirmation
 Council Tax Band: B
 Annual Council Tax Estimate: £1,691

Hallway

5'5" > 2'10" x 15'11" (1.67 > 0.88 x 4.87)

Loft access, textured ceiling, electric heater and carpeted flooring.

Bathroom

6'4" x 6'0" (1.94 x 1.85)

Tiled flooring and part tiled walls, heated towel radiator and electric heater, panel enclosed bath with electric shower, hand wash basin with mixer tap, low flush w/c.

Reception

14'9" x 11'4" > 9'8" (4.51 x 3.46 > 2.97)

Double glazed windows to front and side aspect, textured ceiling, electric heater, carpeted flooring, power points, TV aerial point.

Kitchen

7'1" x 3'3" (2.16 x 1.01)

Double glazed window to side aspect, tiled flooring and walls with splash backs, fridge, washing machine, dishwasher, electric oven and hob, textured ceiling with spotlights, power points.

Bedroom

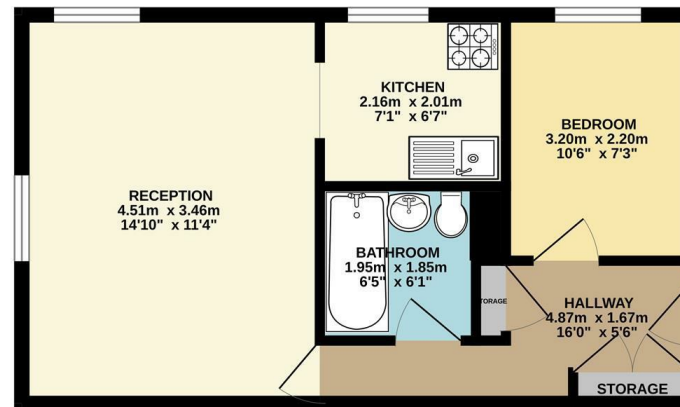
7'2" x 10'5" (2.20 x 3.20)

Textured ceiling, electric heater, storage cupboard, carpeted flooring 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		

FIRST FLOOR
 35.2 sq.m. (379 sq.ft.) approx.



TOTAL FLOOR AREA : 35.2 sq.m. (379 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 mis-statement. This plan is for information 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 to their operability or efficiency can be given.
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