



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

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

Forest Road, London, E17 4PP  
Offers In The Region Of £900,000





Tenure & Council Tax  
 Tenure: Freehold  
 Council Tax Band: A  
 Annual Council Tax Estimate: £1,449

**Shop Floor**  
**41'4" x 14'2" (12.62 x 4.32)**

**Studio- Toilet**  
**7'3" x 3'9" (2.22 x 1.15)**

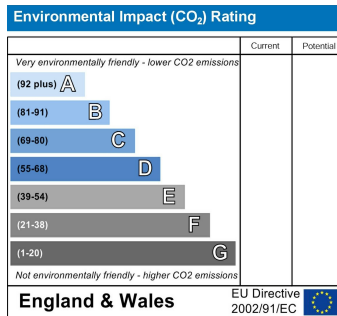
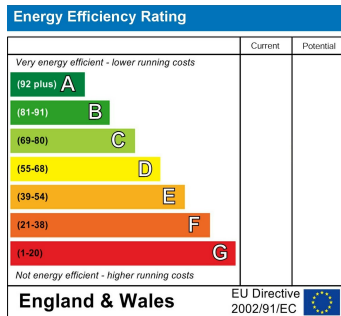
**Studio-Bedroom**  
**10'11" x 6'7" (3.34 x 2.03)**

**Studio- Kitchen**  
**18'10" x 7'10" (5.75 x 2.4)**

**Flat-Reception Room**  
**18'11" x 14'2" (5.77 x 4.33)**

**Flat-Kitchen**  
**5'10" x 7'10" (1.79 x 2.41)**

**Flat-Bathroom**  
**8'11" x 7'9" (2.73 x 2.37)**







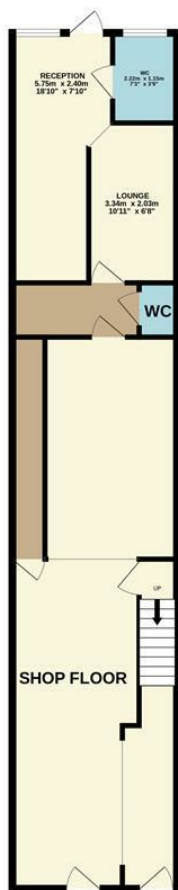






GROUND FLOOR  
74.2 sq.m. (798 sq.ft.) approx.

1ST FLOOR  
39.8 sq.m. (428 sq.ft.) approx.



TOTAL FLOOR AREA: 114.0 sq.m. (1227 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 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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