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Hillyfield, London, E17 6EQ
Offers In Excess Of £385,000

Kings Group are delighted to welcome you to this charming property located in the picturesque area of Hillyfield, Walthamstow. This delightful flat boasts a modern interior that has been recently updated, offering a fresh and stylish living space for its new owners.

The property benefits from a spacious reception room that is perfect for entertaining guests or simply relaxing after a long day. The property features two cozy bedrooms, ideal for a small family or professionals looking for a comfortable living space.

One of the highlights of this flat is the en-suite bathroom attached to the master bedroom, providing convenience and privacy for the occupants. Additionally, the property includes another well-appointed bathroom, ensuring that there is no need to queue for the shower during busy mornings.

For those who enjoy a breath of fresh air, the Juliet balcony offers a lovely spot to enjoy a morning coffee or soak in the evening sun. The flat is chain-free, making the purchasing process smoother and more straightforward for potential buyers.

Overall, this property is a fantastic opportunity for anyone looking to own a modern and well-maintained flat in the sought-after location of Hillyfield, Walthamstow. Don't miss out on the chance to make this lovely flat your new home!

Locality

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: £1,932

Hallway
10'9" x 15'10" (3.29 x 4.85)
Laminate flooring.

Lounge/Diner
17'5" x 12'4" (5.32 x 3.78)
Double glazed windows to side aspect, laminate flooring, power points and double glazed door leading to Juliet balcony.

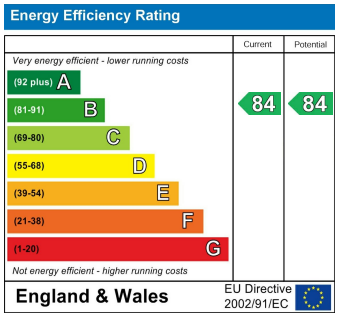
Kitchen
Double glazed window to side aspect, double radiator, laminate and tiled flooring, range of base & wall units with flat top granite effect work surfaces, integrated cooker with electric oven and hob, chimney style extractor with hood, sink with drainer unit, integrated fridge freezer, washing machine and dishwasher, TV aerial and phone point, Island, power points.

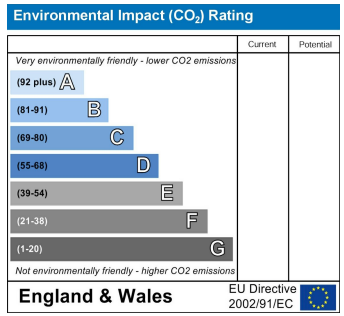
Bathroom
7'1" x 5'6" (2.17 x 1.68)
Spotlights, part tiled walls and tiled flooring, panel enclosed bath with thermostatically controlled shower, extractor fan, hand wash basin with pedestal and low level flush w/c.

Bedroom One
11'2" x 10'0" (3.42 x 3.07)
Double glazed window to side aspect, carpeted flooring, build in storage cupboard and power points.

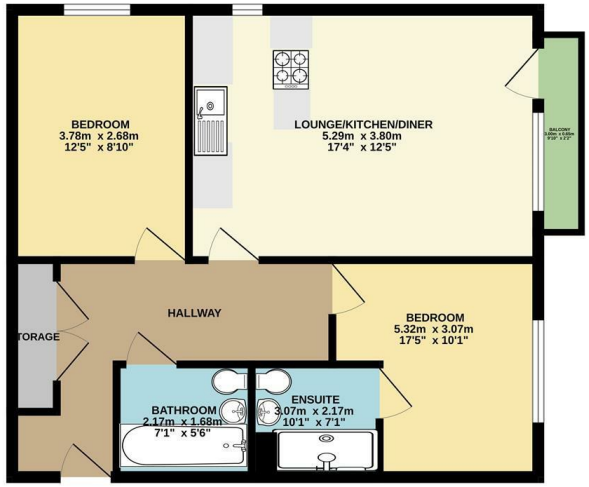
En Suite
7'1">4'4" x 10'0" (2.17>1.34 x 3.07)
Spotlights, heated towel rail radiator, tiled flooring, extractor fan, shower cabin with shower attachment and thermostatically controlled shower, low level flush w/c and shaver point.

Bedroom Two
12'4" x 8'9" (3.78 x 2.68)
Double glazed window to rear aspect, single radiator, carpeted flooring and power points.





FIRST FLOOR
61.0 sq.m. (657 sq.ft.) approx.



TOTAL FLOOR AREA : 61.0 sq.m. (657 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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