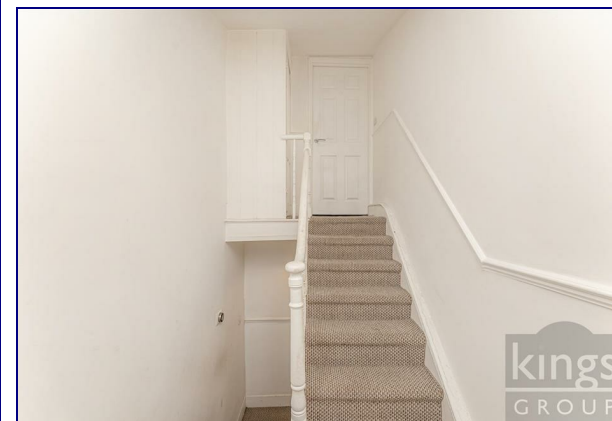




www.kings-group.net

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

Northcote Road, London, E17 7DU
Offers In The Region Of £475,000

Kings Group are delighted to present this two bedroom warner property nestled on the vibrant Northcote Road in London, this charming two-bedroom property offers a delightful blend of comfort and convenience. Perfectly suited for modern living, this property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures that your daily routines are both efficient and enjoyable.

One of the standout features of this home is its private garden, a rare find in the city, offering a tranquil outdoor space for gardening, entertaining, or simply unwinding after a busy day. The flat is part of a Warner flat, known for their character and charm, adding a unique touch to your living experience.

Being chain-free, this property presents an excellent opportunity for a smooth and swift purchase, allowing you to settle in without the usual delays associated with property transactions. Additionally, the maisonette is conveniently located within walking distance to St James Street station, making commuting and exploring the wider London area a breeze.

This property is ideal for first-time buyers, young professionals, or anyone seeking a comfortable home in a lively neighbourhood. With its appealing features and prime location, this maisonette on Northcote Road is not to be missed. Come and discover the potential of your new home today.

Locality

The location of Northcote Road, London E17 7DU, is situated in Walthamstow, an area in East London known for its diverse community and vibrant urban atmosphere. Walthamstow is a dynamic mix of residential homes, local shops, and green spaces, making it a well-rounded place to live. The area offers easy access to transport links, with Walthamstow Central station nearby, which connects you to central London via the Victoria Line, as well as various bus routes. The surrounding neighborhood has a mix of both modern and Victorian-era properties, providing a charming urban environment with a sense of history. Walthamstow is also famous for its cultural attractions, such as the Walthamstow Market (one of the longest outdoor markets in Europe) and the William Morris Gallery, which celebrates the life and work of the renowned designer. There are also several parks and green spaces nearby, such as Lloyd Park, which offers a great spot for outdoor activities and relaxation. The area has seen significant development and gentrification in recent years, leading to a growing selection of cafes, restaurants, and independent shops, making it a trendy yet accessible place to live.

Tenure & Council Tax
Tenure: Leasehold
Lease length: New Lease on completion
Ground Rent:£150 P/A
Council Tax Band: C
Annual Council Tax Estimate: £1,932

First Floor Landing
5'6" x 12'11" (1.70 x 3.96)
Carpeted flooring, smoke alar and power points.

Bathroom
6'1" x 8'3" (1.86 x 2.54)
Single glazed window to side aspect, vinyl flooring, walls with tiled splash backs, single radiator, extractor fan, panel enclosed bath and shower cubicle with thermostatically controlled shower, hand wash basin with mixer tap and low level flush w/c.

Reception
12'0" x 15'6" (3.68 x 4.73)
Double glazed window to front aspect, single gas heated radiator, carpeted flooring, TV aerial point and power points.

Kitchen
9'3" x 12'1" (2.82 x 3.69)
Single glazed window to rear aspect, single gas heated radiator, walls with tiled splash backs, range of base& wall units with roll top work surfaces, integrated cooker with gas oven and hob, extractor fan, sink with drainer unit, plumbing for washing machine and power points.

Bedroom One
9'6" x 11'8" (2.91 x 3.58)
Double glazed window to rear aspect, single gas heated radiator, carpeted flooring and power points.

Second Floor Landing
5'6" x 13'1" (1.70 x 4.00)
Carpeted flooring and power points.

Bedroom Two

9'3" x 19'10" (2.84 x 6.07)
Double glazed window to side rear aspect, single gas heated radiator, carpeted flooring and power points.

