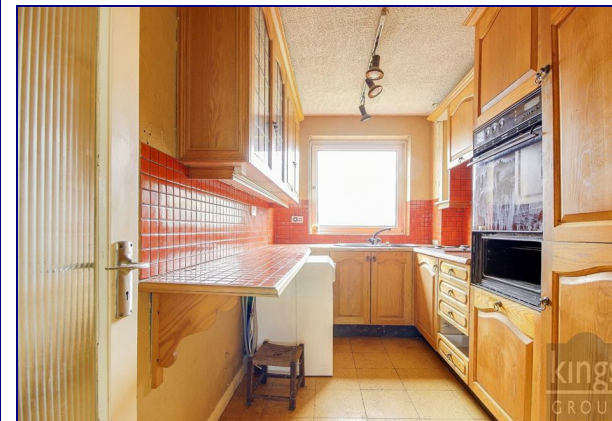




www.kings-group.net

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

Garner Road, Walthamstow, E17 4HF
Offers In The Region Of £325,000

Kings Group are delighted to present this two bedroom first floor Flat nestled on the charming Garner Road in Walthamstow, this delightful flat offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for couples, small families, or those seeking a serene retreat in a vibrant area. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, while the bathroom ensures your daily routines are both comfortable and efficient.

One of the standout features of this apartment is the availability of parking for one vehicle, a rare find in this bustling locale. Additionally, the property boasts a garage, providing extra storage or the potential for a workshop, catering to your practical needs. The flat is offered chain-free, making the purchasing process smoother and more straightforward.

The location is particularly advantageous, with easy access to local transport links, ensuring that commuting to central London or exploring the surrounding areas is both quick and convenient.

In summary, this flat on Garner Road presents an excellent opportunity for those looking to invest in a well-located, spacious home in Walthamstow. With its appealing features and proximity to transport, it is a property not to be missed.

Locality

Situated on Garner Road the property gives a wealth of opportunities when it comes to exploring everything Walthamstow has to offer. The famous and alluring Lloyds Park is walking distance away, here you can seek to revel in the outdoor gym, tennis and basketball courts as well as outdoor table tennis and bowling greens. Natural play areas with climbing logs, sandpits, and skate and scooter parks will be sure to keep the little ones entertained for hours on end and creates the perfect place for family picnics and day outings. You can take a short four minute walk to the Waltham Forest Feel Good Centre which is one of the biggest facilities of its kind in London and offers a vast range of activities. From swimming and diving in the 25m indoor swimming pool with 3m diving boards to fitness workouts in our state-of-the-art, 170 station gym and a range of high and low intensity fitness classes - there are plenty of ways to get involved. Families will be kept busy too, with a host of fun activities in their trampoline park, soft play and clip 'n climb, to a huge selection of lessons and courses for all ages - including swimming, gymnastics, football, dance and tennis.

You also have essential amenities just a stone's throw away, the Chingford Road food centre, Monoux coffee house & the dog and duck are all easy accessible and provide the ideal local conveniences that you could ever ask for. Transportation links are also in huge supply, bus stops are all walking distance from your front door and offer a vast array of travel locations. Walthamstow Central and Blackhorse Road stations are a short distance from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Leasehold
Lease length: 900+ Years Remaining
Service Charge: £900 P/a
Ground Rent: Ask Agent
Council Tax Band: C
Annual Council Tax Estimate: £1,932
Construction Type: Brick Built
Flood Risk: Rivers & See: No Risk , Surface Water: Low

Entrance Hall
6'9" x 12'8" (2.07 x 3.88)

Double radiator, power points.

Bathroom
6'10" x 6'2" (2.09 x 1.9)

Double glazed windows to the rear aspect, textured ceiling, tiled walls, single radiator, tiled flooring, panel enclosed bath with mixer taps, low level flush WC. in need modernising and upgrading

Reception Room
10'3" x 17'5" (3.14 x 5.33)

Double glazed windows to the front aspect, textured ceiling, double radiator, TV aerial point, power points.

Kitchen
6'8" x 12'6" (2.05 x 3.83)

Double glazed windows to the front aspect, tiled flooring, tiled splash backs, range of base and wall units with roll top work surfaces, integrated cooker, electric oven, gas hob, extractor hood, sink drainer unit, integrated fridge freezer, plumbing for washing machine, textured ceiling. in need modernising and upgrading

Bedroom One
11'3" x 13'4" (3.43 x 4.07)

Double glazed windows to the rear aspect, textured ceiling, single radiator, built in wardrobes, power points.

Bedroom Two
6'11" x 12'5" (2.13 x 3.81)

Double glazed window to the rear aspect, single radiator, power points.

