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Orford Road, London, E17 9NS
Offers In The Region Of £300,000

Nestled on the charming Orford Road in London, this delightful one-bedroom apartment offers a perfect blend of modern living and historical charm. Situated within a beautifully converted listed building, this property spans an efficient 344 square feet, making it an ideal choice for first-time buyers or those seeking a cosy urban retreat.

The apartment features a well-proportioned reception room, providing a welcoming space for relaxation or entertaining guests. The bedroom is thoughtfully designed to maximise comfort and tranquillity, while the bathroom is equipped with essential amenities to cater to your daily needs.

Built in 1994, this property benefits from contemporary finishes while retaining the character of its historic surroundings. The apartment is chain-free, allowing for a smooth and hassle-free purchase process. Additionally, a new lease will be granted upon completion, ensuring peace of mind for the new owner.

Parking is available, a rare find in London, making this property even more appealing for those who require a vehicle. With its prime location, you will find yourself within easy reach of local amenities, transport links, and the vibrant culture that London has to offer.

This apartment presents a unique opportunity to own a piece of London's architectural heritage while enjoying the conveniences of modern living. Don't miss your chance to make this charming property your new home.

Reception
8'1" x 13'4" (2.48 x 4.07)

Kitchen
5'7" x 10'5" (1.72 x 3.19)

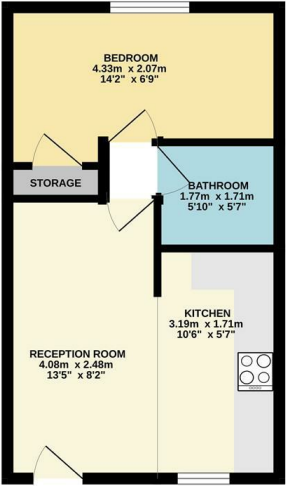
Bathroom
5'7" x 5'9" (1.71 x 1.77)

Bedroom
6'9" x 14'2" (2.07 x 4.33)

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
 31.7 sq.m. (341 sq.ft.) approx.



TOTAL FLOOR AREA: 31.7 sq.m. (341 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be read in conjunction with the prospectus. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with floorplan 12025 - 12025

