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248 Hoe Street
Walthamstow E17 3AX
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14 Albany Road, London, E10 7EW
Offers In Excess Of £175,000

Kings Group estate agents are proud to present this one bedroom purpose built flat. The property is being offered on a chain free basis. The property consists of a lounge/diner, a double aspect kitchen, a fully tiled bathroom and a large double bedroom. The property also benefits from being fully double glazed as well as gas central heating. The property is ideally located just set back from Lea Bridge Road. Access to a range of amenities such as pubs, restaurants, shops and bars are all within walking distance to the property. The property is a stones throw to Walthamstow village and is only a short 5 minute walk to the centre of the village itself. With the new Lea Bridge Road station open at the bottom of Lea Bridge Road access directly into Stratford and the Olympic village is only a stone's throw away. Access to Epping forest is a short walk in the opposite direction and is ideal for country walks and bike rides. The property is ideal for a first time buyer or an investor looking to capitalise on the great location and yield. Call today to avoid certain disappointment.

Lounge
14'6" x 9'5" (4.42m x 2.87m)

Double glazed window to front aspect, single radiator, laminate flooring, phone point, TV aerial point, power points and built in storage cupboard.

Kitchen
6'6" x 5'7" (1.98m x 1.70m)

Range of base and wall units with roll top work surfaces, integrated cooker, electric oven and gas hob (untested), chimney style extractor hood, tiled splash backs, sink and double drainer unit, space for fridge freezer, plumbing for washing machine. Double glazed window to rear and side aspect, lino flooring and power points.

Bathroom
8'0" x 5'6" (2.44m x 1.68m)

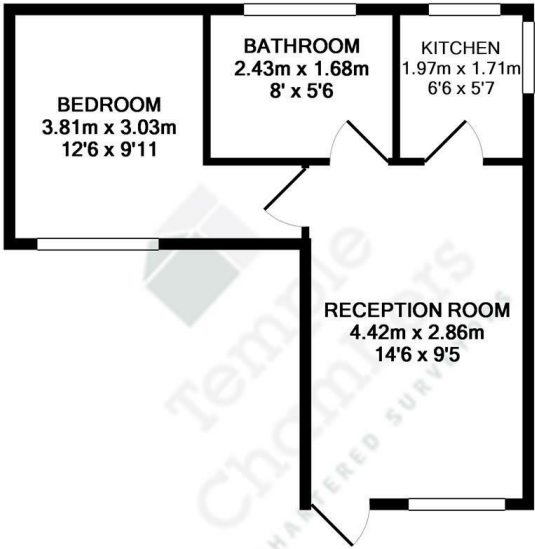
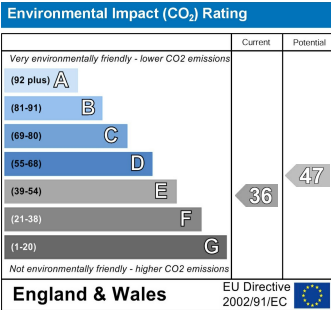
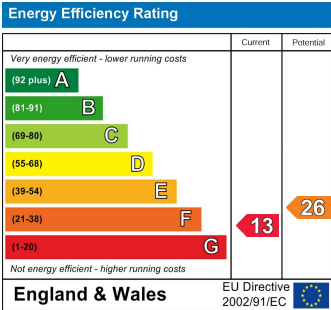
Panel enclosed bath with mixer taps, pedestal hand wash basin with mixer tap and low level flush WC. Double glazed opaque window to rear aspect, fully tiled walls, single radiator, lino flooring and extractor fan.

Bedroom
12'6" x 9'11" (3.81m x 3.02m)

Double glazed window to front aspect, laminate flooring, phone point, TV aerial point and power points.

Disclaimer
 THE PROPERTY MISDESCRIPTIONS ACT 1991.
 The agent has not tested any apparatus, equipment,

fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.



TOTAL APPROX. FLOOR AREA 29.8 SQ.M. (321 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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