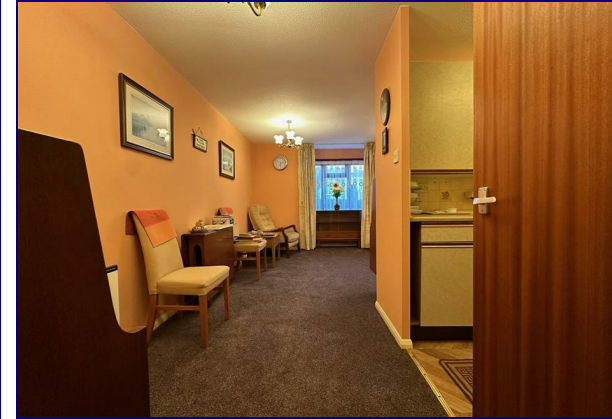




www.kings-group.net

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

Teresa Mews, London, E17 3BS
Offers In Excess Of £200,000

Nestled in the heart of Walthamstow, London, this charming ground floor retirement property at Teresa Mews offers a delightful living experience for those seeking comfort and convenience. With one well-proportioned bedroom and a welcoming reception room, this house is perfect for individuals looking to downsize or enjoy a more manageable living space.

The property features a thoughtfully designed bathroom, ensuring that all essential amenities are easily accessible. Being chain-free, this home presents a hassle-free opportunity for prospective buyers, allowing for a smooth transition into your new abode.

Walthamstow is renowned for its vibrant community and excellent transport links, making it an ideal location for those who wish to remain connected to the bustling city of London while enjoying the tranquillity of suburban life. Residents will appreciate the nearby shops, cafes, and parks, which contribute to a fulfilling lifestyle.

This property is not just a house; it is a place to create new memories and enjoy a relaxed pace of life. Whether you are looking to retire or simply seeking a peaceful retreat, this home at Teresa Mews is a wonderful choice. Do not miss the opportunity to make this delightful property your own.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 52 Years Remaining
Service Charge: £1032
Ground Rent: Ask Agent
Council Tax Band: B
Annual Council Tax Estimate: £1,691
Flood Risk: Rivers & Seas, No Risk - Surface Water, Very Low

Hallway

Reception
14'3" x 9'6"+7'8" x 6'3" (4.35 x 2.90+2.34 x 1.91)

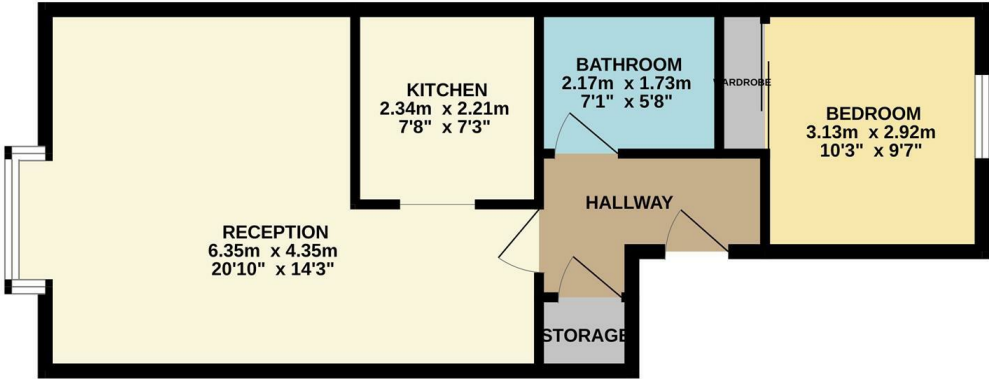
Bedroom
10'3" x 9'6" (3.13 x 2.92)

Bathroom
5'8" x 7'1" (1.73 x 2.17)

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	

GROUND FLOOR
43.6 sq.m. (470 sq.ft.) approx.



TOTAL FLOOR AREA: 43.6 sq.m. (470 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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