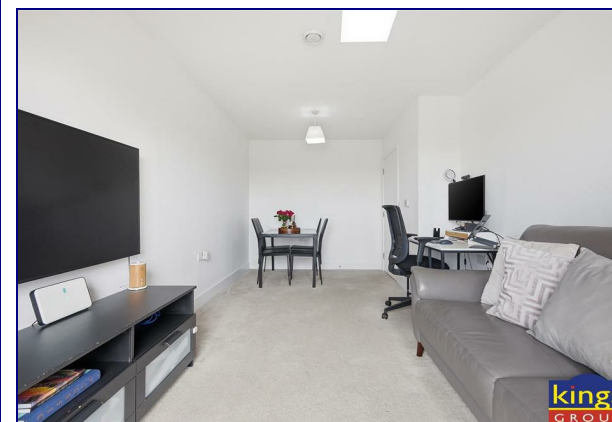




www.kings-group.net

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

20 Blackhorse Road, London, E17 7BE
Offers In Excess Of £350,000

Situated on the fourth floor and accessible by lift, this stunning purpose-built flat has been freshly decorated throughout and is presented in immaculate condition, offering breathtaking panoramic views across London from its exceptional 20ft private balcony - a truly rare feature in the area.

Upon entering you are greeted by a bright and spacious hallway with generous storage. The well-proportioned lounge/diner enjoys wonderful natural light throughout the day, with beautiful wooden framed patio doors opening directly onto the balcony, perfectly framing the London skyline beyond.

The separate fully fitted kitchen benefits from integrated appliances throughout including a gas hob, electric oven, extractor hood, fridge/freezer, washing machine/dryer — everything you need from day one.

The generous double bedroom spans over 16ft and benefits from fitted wardrobe, offering an excellent space for someone to make their home.

The modern bathroom finished with full tiling, a heated towel rail, bath and shower, concealed cistern WC and wash basin.

For transport, residents are spoilt for choice. St James Street station is just a 3 minute walk away, providing a direct journey into Liverpool Street in only 15 minutes. Blackhorse Road Underground station (Victoria line) is an 8 minute walk, with central London reachable in around 20 minutes. Bus stops are a 1 minute walk from the front door.

Walthamstow High Street with its vibrant cafes, restaurants and amenities is just a 1 minute walk away. There are 3 schools within a 5 minute walk and 2 parks nearby, making this an ideal location for professionals and small families alike. Residential permit parking is available on surrounding roads.

Further benefits include an EPC rating of B and a communal garden.

This is a genuinely special home in an outstanding location that must be seen to be fully appreciated. Early viewing is strongly recommended.

Entrance Hall
4'6" x 13'9" (1.38 x 4.20)

Double glazed opaque window and entrance door to the front aspect, two storage cupboards, single radiator and laminated laid wood style flooring.

Family Bathroom
7'2" x 12'6" (2.19 x 3.82)

Double glazed opaque window to the front aspect, spotlights, partly tiled walls including a tiled splash back, heated towel rail, tiled flooring, extractor fan, panel enclosed bath with mixer taps, electric shower, pedestal wash hand basin with mixer taps, low level WC, wall hung WC with concealed cistern and shaver point.

Lounge
17'3" x 9'7" (5.28 x 2.94)

Double glazed window to the rear aspect, double radiator, carpeted flooring, phone points, TV aerial point and power points and double glazed patio door leading to the balcony.

Kitchen
7'6" x 8'10" (2.31 x 2.71)

Double glazed window to the front aspect, single radiator, tiled flooring, tiled splash back, range of wall and base level units with roll top work surfaces, integrated electric cooker, gas hob, integrated extractor hood, sink and drainer unit, integrated fridge/ freezer, integrated washing machine and integrated dishwasher.

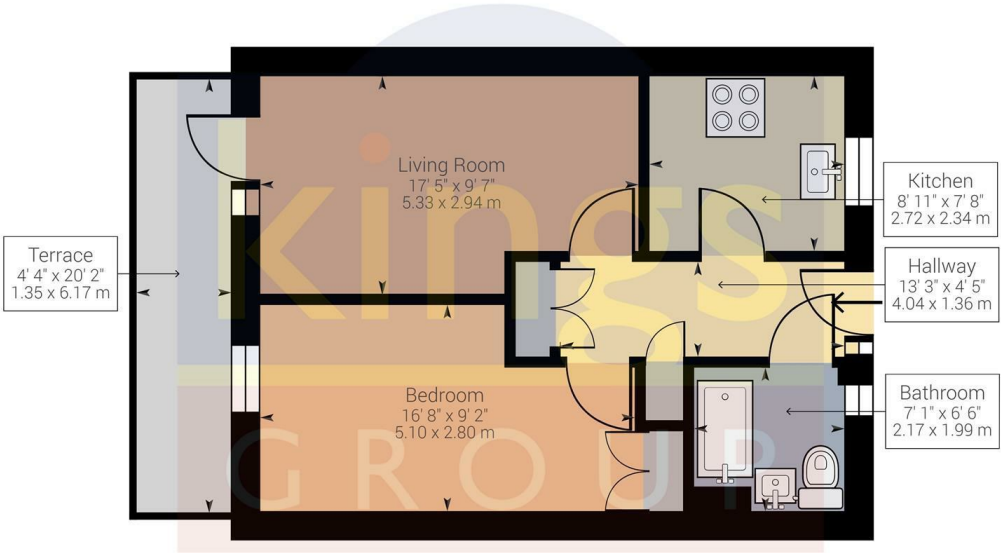
Bedroom
9'1" x 16'7" (2.79 x 5.07)

Double glazed window to the rear aspect, single radiator, carpeted flooring, fitted wardrobes, built in storage cupboard, phone point, TV aerial point and power points.

Balcony
4'6" x 20'4" (1.38 x 6.20)

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



Approximate net internal area: 500.05 ft² (591.94 ft²) / 46.46 m² (54.99 m²)
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



Powered by Giraffe360

