



LOVE LIVING  
HACKNEY



5, Kendrick House, 34 Fyfield Road, London, E17 3RA

Asking price £475,000



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# 5, Kendrick House, 34 Fyfield Road

London, E17 3RA

- First floor apartment
- No onward chain
- Moments from Wood St Station
- Modern development
- Communal garden with bike storage
- Long lease

## The Home -

Kendrick House is a boutique scheme of only 6 apartments, with a mix of 1-2 and 3 bedroom apartments. Currently available, is this two bedroom apartment, positioned on the first floor and comprising of 783sqft of living accommodation. A communal garden can be found at the rear along with secure bike storage. There are fantastic transport links with Wood Street station being a short walk away and only 1 stop to Walthamstow Central.



## The Indoors

This wonderful two bedroom apartment is positioned on the first floor and boasts over 783sqft of living accommodation. The inviting entrance hall with herringbone engineered wooden flooring leading into a bright open plan lounge/kitchen area with navy cabinetry and much thought given to light and space, there are two spacious double bedrooms with tiled ensuite to the main bedroom, modern and spacious family bathroom and a cleverly designed home office.

## The Outdoors

A spacious private balcony is accessed off the open plan living area and looks over the communal garden complete with artificial grass. The garden area is completed on the ground level and can be used all year round by the residents and is ideal for entertaining and summer BBQs.

## Loving the Location





As well as the delights of Wood Street on your doorstep you're a mere fifteen minute stroll from the desirable enclaves of Walthamstow Village. Amongst these peaceful streets and historic architecture you'll find some of the finest wining and dining establishments for miles around. No matter how diverse your tastes, how wild your mood or how stately the occasion, there's a favourite spot waiting for you. We particularly recommend the cosy fires and friendly cats of The Nag's Head. Wood Street Overground Station provides swift access into the City and West End.

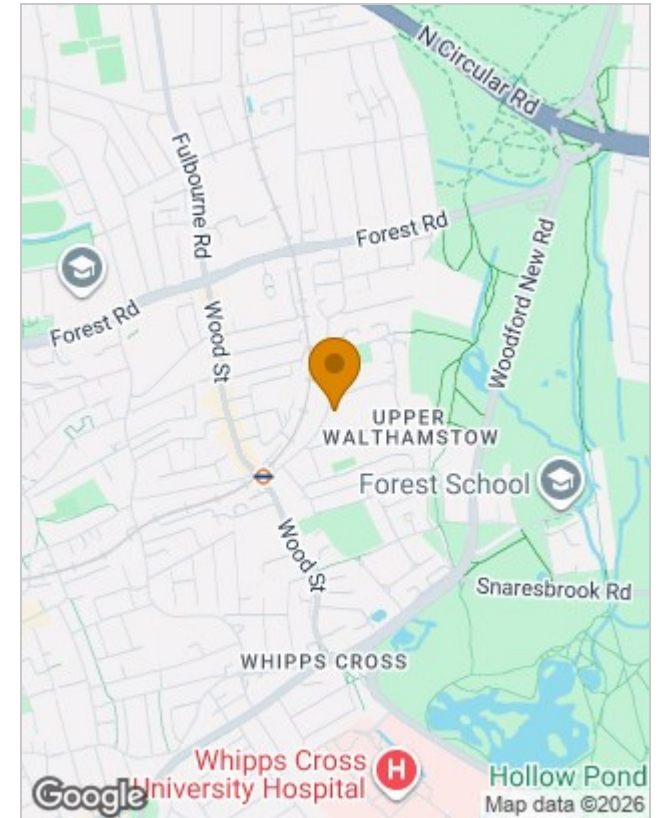




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Love Living Hackney Office on 0203 005 2600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.