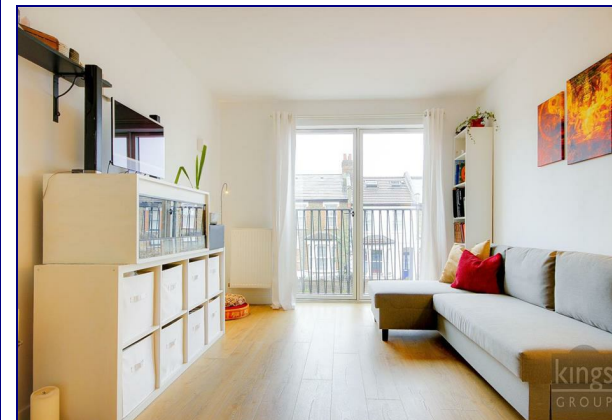




www.kings-group.net

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

Gainsford Road, London, E17 6ZL
Guide Price £300,000

Nestled on Gainsford Road in the vibrant heart of London with a guide price of £300,000 - £320,000, this modern purpose-built flat offers a delightful living experience. Constructed in 2018, the property spans an impressive 474 square feet and features a well-designed open-plan reception and kitchen area, perfect for both relaxation and entertaining.

The flat boasts a spacious double bedroom, providing a comfortable retreat at the end of the day. Natural light floods the space through two charming Juliet balconies, enhancing the airy atmosphere and offering lovely views of the surrounding area.

Residents will also appreciate the communal gardens, a serene escape from the hustle and bustle of city life, ideal for enjoying a quiet moment outdoors. The property is conveniently located within walking distance to Walthamstow Central, ensuring easy access to a variety of shops, restaurants, and excellent transport links.

This flat is an excellent opportunity for first-time buyers or those seeking a stylish city pad in a thriving neighbourhood. With its modern amenities and prime location, it is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely flat your new home.

Location

Being situated just a leisurely stroll to Lloyds Park means you can admire the beautiful manicured gardens or make use of the outdoor gym, basketball and tennis courts as well as exploring the ever popular Saturday farmers market. If you are looking for the underground then you have a brief 11 minute walk by foot to Walthamstow Central where you can whisk yourself away into Central London in as little as 15 minutes. If you are looking for bus stops then you have 5 all under 0.16 miles from your front door and all have access to a multitude of different locations. When it comes to amenities you have everything you could ever need, all located on the famous 1km Walthamstow Market which is only 0.4 miles from your front door. A range of enterprising independent businesses compliment the market and provide the quintessential neighbourhood to accommodate everything your heart desires. Nursery, primary & secondary schools are all within walking distance and catchments to Greenleaf, Mission Grove, Stoneydown Park & Hillyfield are all under 0.43 miles and provide good to outstanding Ofsted ratings.

Additional Information
Lease Term: 130 years (less 10 days) from 16 February 2017
Lease Remaining: 122 years remaining
Ground Rent: £350 per annum
Service Charge: £2,400 per annum
Local Authority: London Borough Of Waltham Forest
Council Tax Band: B

NOTE: Criteria to buy this property are that you:
Live or work in the borough
Earn under the income cap of £90,000
Not own any other property

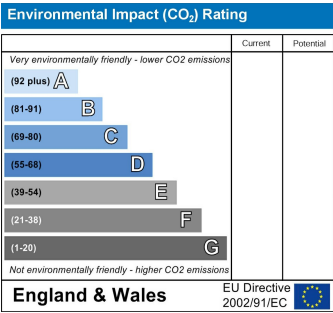
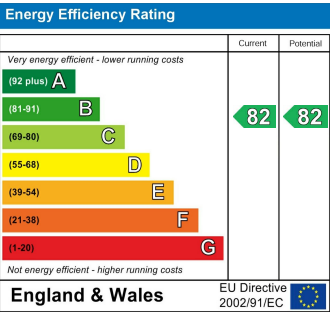
Hallway
9'5" x 10'4" (2.89 x 3.16)
Laminate flooring and power points.

Reception
10'5" x 17'11" (3.18 x 5.48)
Double glazed window to front aspect, ceiling with Centre ceiling rose, single radiator, laminate flooring and power points.

Kitchen
6'2" x 7'9" (1.89 x 2.37)
Laminate flooring, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor fan, sink with drainer unit, space for fridge freezer and power points.

Bathroom
4'10" x 7'8" (1.49 x 2.34)
Spotlights, tiled flooring and part tiled walls, heated towel radiator, extractor fan, shower cubicle with thermostatically controlled shower, hand wash basin wit mixer tap and pedestal, low level flush w/c and shaver point.

Bedroom
15'9"x 9'5" (4.82x 2.89)
Double glazed window to front aspect, single radiator, laminate flooring, Fitted wardrobes and power points.



FIRST FLOOR
44.0 sq.m. (474 sq.ft.) approx.



TOTAL FLOOR AREA: 44.0 sq.m. (474 sq.ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, levels and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as guide for any prospective purchaser. The services, systems and equipment shown herein are not guaranteed and no guarantee is given for the opportunity of efficiency can be given.
Made with Metreplan (2025)

