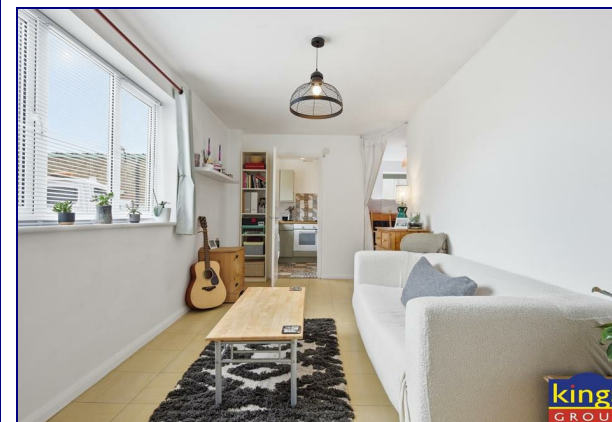




www.kings-group.net

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

Liden Close, London, E17 8HQ
Offers In Excess Of £200,000

Welcome to this charming purpose-built flat located on Liden Close. This delightful property boasts an immaculate condition, making it an ideal choice for those seeking a comfortable and stylish living space. With a total area of 323 square feet, the flat features a well-proportioned reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

The flat includes a modern bathroom, ensuring convenience and comfort for its residents. One of the standout features of this property is its proximity to Lea Bridge Road Station, which is just 0.3 miles away, providing excellent transport links for easy access to the wider city and beyond.

Additionally, the property is chain-free, allowing for a smooth and hassle-free purchase process. Residents will also benefit from communal parking, making it easier for you and your guests to find a space.

This flat is an excellent opportunity for first-time buyers, investors, or anyone looking to downsize without compromising on quality. With its prime location and superb condition, this property is sure to attract interest. Don't miss your chance to make this lovely flat your new home.

Lease details:

Lease Length: 152 Years Remaining
Ground Rent: £0 P/A
Service Charge: £616 P/A (Building Insurance Included)

Hallway
3'2" x 4'10" (0.97m x 1.47m)
Carpeted flooring.

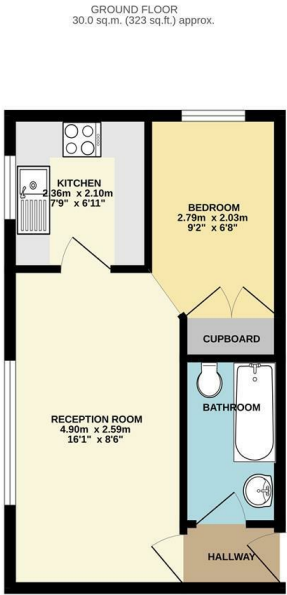
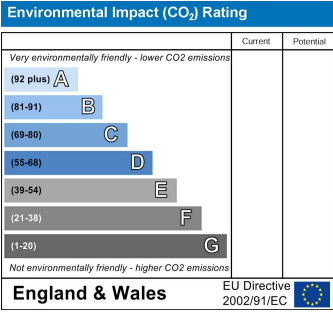
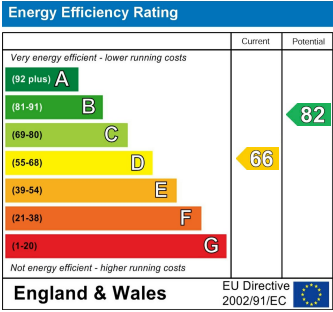
Reception
8'7" x 16'0" (2.62m x 4.88m)
Double glazed window to front aspect, tiled flooring, electric heater and power points.

Bedroom
6'9" x 9'3" (2.06m x 2.82m)
Double glazed window to side aspect, electric heater, carpeted flooring and power points.

Bathroom
4'11" x 8'3" (1.50m x 2.51m)
Panel enclosed bath with shower attachment and mixer tap, tiled walls and flooring, hand wash basin with mixer tap and vanity under, low level flush w/c.

Kitchen
6'6" x 6'10" (1.98m x 2.08m)
Double glazed window to front aspect, tiled flooring

and walls with splashed tiled back, range of flat top work surfaces, sink, integrated electric oven and hob, plumbing for washing machine, space for fridge freezer and power points.



TOTAL FLOOR AREA: 30.0 sq.m. (323 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, rooms 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 read in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and for parts.
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