







kings GROUP

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Thorpe Crescent, London, E17 5BY

£625,000

Nestled in the charming Thorpe Crescent, Walthamstow, this purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 861 square feet, this immaculate property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space. The flat features a welcoming reception room, perfect for relaxation or entertaining guests.

Constructed in 1925, this residence retains a sense of character while benefiting from modern amenities. The property is in superb condition, ensuring that you can move in without the need for any immediate renovations. One of the standout features of this flat is the generous 80-foot rear garden, providing a tranquil outdoor space for gardening, leisure, or family gatherings.

With a long lease in place, you can enjoy peace of mind regarding your investment. The location is particularly appealing, as it is within walking distance to Lloyds Park, offering a lovely area for outdoor activities and relaxation. This flat is not just a home; it is a lifestyle choice, combining the charm of a historic building with the conveniences of modern living. Whether you are looking to buy or rent, this property is a must-see for anyone seeking a delightful residence in London.

Lounge/Diner
22'2" x 13'4",<18'8" (6.76m x 4.06m,<5.69m)
Double glazed window to front aspect, single radiator, Engineered oak flooring, double glazed door leading to garden and power points.

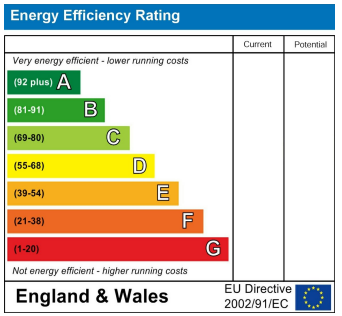
Kitchen
Double glazed window to rear aspect, single radiator, walls with part tiled splashbacks, range of base & wall flat top work surfaces, integrated cooker with electric oven and hob, extractor with hod, space for fridge freezer, plumbing for washing machine and power ploints.

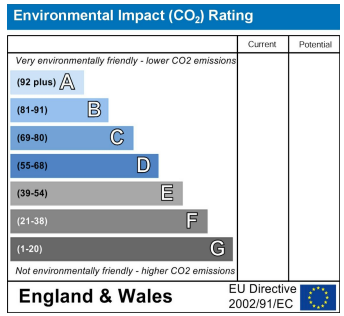
Bathroom
8'6" x 4'3" (2.61 x 1.32)
Double glazed window to rear aspect, tiled walls and flooring, heated towel radiator, panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low lever flush w/c.

Bedroom One
8'6" x 11'8" (2.59m x 3.56m)
Double glazed window to rear aspect, vertical double radiator, Engineered oak flooring, build in wardrobe and storage, Engineered oak flooring, vertical radiator and power points.

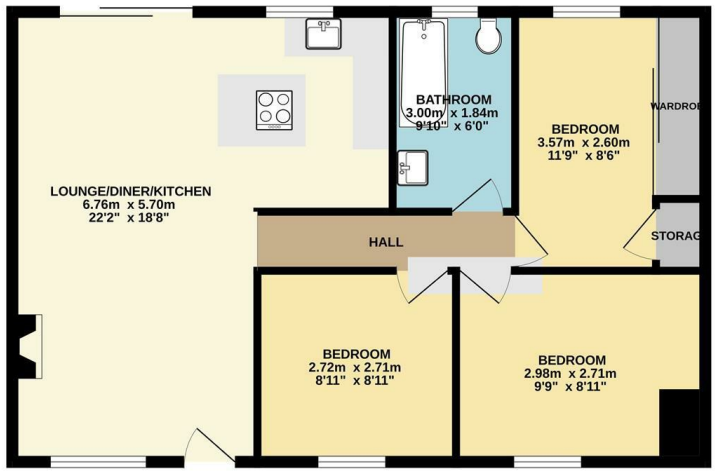
Bedroom Two
8'10" x 8'10" (2.69m x 2.69m)
Double glazed window to front aspect, vertical double radiator, Engineered oak flooring,, vertical radiator and power points.

Bedroom Three
8'10" x 9'9" (2.69m x 2.97m)
Double glazed window to front aspect, vertical double radiator, Engineered oak flooring and power points.





GROUND FLOOR
69.1 sq.m. (744 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 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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