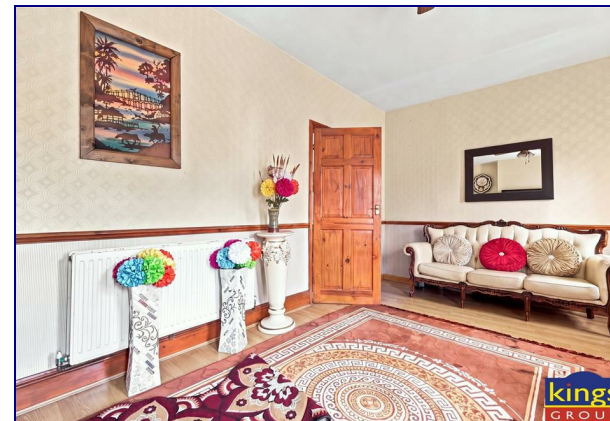
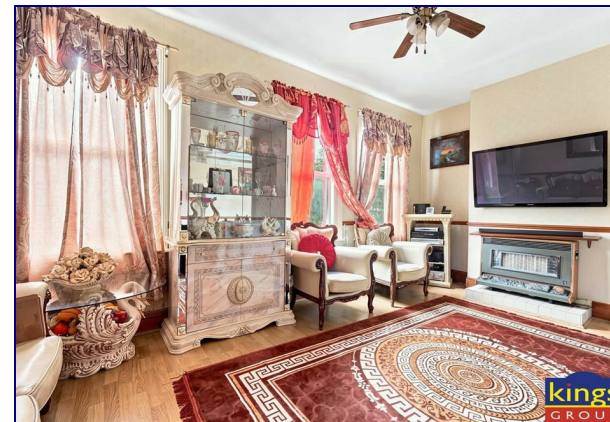




www.kings-group.net

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

Bloxhall Road, London, E10 7LP
Asking Price £380,000

Kings Group are delighted to Welcome you to this charming property located on Bloxhall Road. This delightful flat conversion boasts a cosy reception room, two lovely bedrooms, kitchen and a bathroom.

One of the standout features of this property is its beautiful garden, perfect for enjoying a cup of tea on a sunny afternoon or hosting a barbecue with friends and family. The convenience of having a garden in the heart of London is truly a rare find!

Situated within walking distance to Lea Bridge Road station, commuting will be a breeze for the new owners. Whether you're heading to work or exploring the vibrant city, the excellent transport links make it easy to get around.

With the added bonus of being chain-free, this property offers a hassle-free buying experience. The long lease provides peace of mind for the future, ensuring stability and security for years to come.

Additionally, the ease of access to local shops and amenities makes daily errands a simple task. From grocery shopping to dining out at nearby restaurants, everything you need is just a stone's throw away.

Don't miss out on this fantastic opportunity to own a wonderful property in a prime location. Book a viewing today and envision the endless possibilities this home has to offer!

Locality:

Bloxhall Road is not just a thriving community but also a strategic location offering an abundance of local amenities and excellent transport connections. Within a stone's throw, residents can access supermarkets, corner shops, and vibrant local markets, ensuring that their daily needs are met with ease and convenience. Pharmacies and healthcare facilities are also close at hand, providing essential services to the community. The culinary scene is diverse, with a variety of dining options ranging from cosy cafes to family-run restaurants, reflecting the multicultural fabric of the area. For leisure and recreation, Bloxhall Road offers green spaces and parks where residents can relax, exercise, or enjoy outdoor activities.

Transportation convenience is a highlight of Bloxhall Road's appeal, with easy access to nearby tube, train, and bus stations. The nearby Lea Bridge train station offers another convenient option for commuters, with regular services connecting to Liverpool Street and Tottenham Hale. With frequent bus services traversing the area, residents have seamless access to the wider city, making Bloxhall Road an ideal choice for those seeking urban connectivity without sacrificing the charm of a local community. Whether it's for work, leisure, or exploration, Bloxhall Road provides residents with the essential amenities and transportation links to support their diverse lifestyles and aspirations.

Tenure & Council Tax

Tenure: Leasehold
Lease Length: 882 Years Remaining
Ground Rent: £10
Service Charge: £400 (Including Insurance)
Council Tax Band: B
Annual Council Tax Estimate: £1,691 pa

First Floor Landing
12'4" x 6'0" (3.76 x 1.84)

Textured ceiling, single radiator, laminate flooring and power points.

Reception
10'6" x 17'2" (3.21 x 5.25)

Double glazed window to front aspect, textured ceiling, double radiator, laminate flooring, TV aerial point and power points.

Kitchen
10'4" x 11'3" (3.15 x 3.45)

Double glazed window to side aspect, single radiator, tiled walls and laminate flooring, rage of base & wall units with roll top work surfaces, cooker with electric oven and gas hob, space for fridge freezer, plumbing for washing machine, power points.

Bathroom
7'2" x 5'1" (2.20 x 1.57)

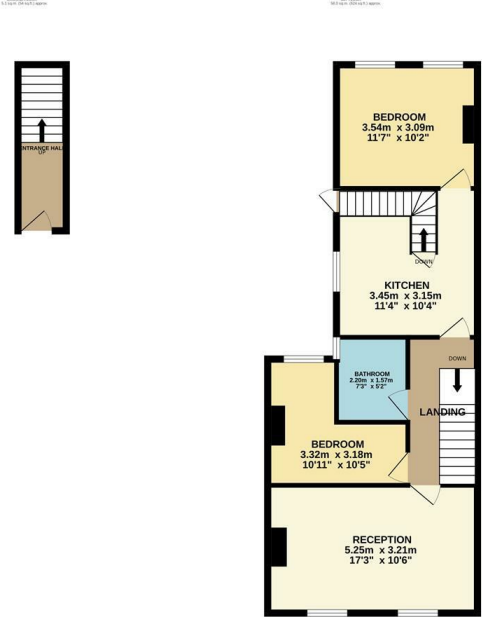
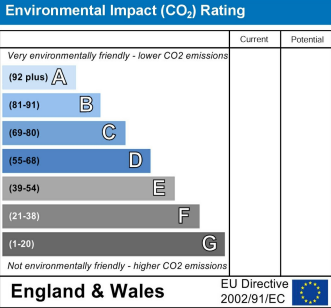
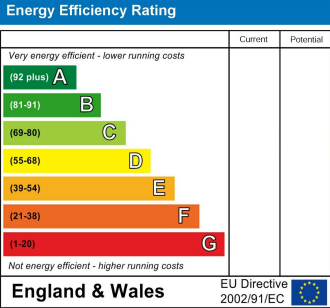
Double glazed window to side aspect, single radiator, laminate flooring, extractor fan, panel enclosed bath and thermostatically controlled shower cubicle, hand wash basin with mixer tap and pedestal, low level flush w/c.

Bedroom One
11'7" x 10'1" (3.54 x 3.09)

Double glazed window to rear aspect, coved ceiling, single radiator, laminate flooring, build in storage cupboard, TV aerial and power points.

Bedroom Two
10'5" x 10'10" (3.18 x 3.32)

Double glazed window to rear aspect, textured ceiling, single radiator, laminate flooring and power points.



TOTAL FLOOR AREA: 63.1 sq. m. (679 sq. ft.) APPROX.
While 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. Dimensions are not guaranteed. The services, systems and appliances shown here have not been tested and no guarantee can be given for their quality or efficiency can be given.
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