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**Riverhead Close, London, E17 5PY**  
**Offers In The Region Of £315,000**

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Welcome to this charming flat located on Riverhead Close in Walthamstow, a perfect blend of comfort and convenience. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a stylish urban retreat.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary appliances and ample storage, making it a joy for any home cook to prepare meals.

The flat boasts two bathrooms, providing added convenience and privacy for residents and visitors alike. This thoughtful layout ensures that morning routines run smoothly, even during busy weekdays.

One of the key advantages of this property is its prime location. Situated within walking distance of Blackhorse Road Station, commuting to central London and beyond is both easy and efficient. This accessibility makes it an excellent choice for those who work in the city but prefer a quieter residential area to call home.

Additionally, the property includes a private parking space, a rare find in London, offering peace of mind for those with vehicles.

In summary, this flat on Riverhead Close presents a wonderful opportunity for anyone looking to enjoy modern living in a well-connected area. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers or renters. Don't miss the chance to make this lovely flat your new home.

## Tenure & Council Tax

Tenure: Leasehold

Lease Length: 104 Years Remaining

Ground Rent: £250 P/A

Service Charge: £2562 P/A

Council Tax Band: C

Council Tax Estimate: £2025 P/A

Flood Risk: Rivers & Seas- Very low, Surface Water-Very low

## Hallway

## Lounge/Kitchen

**15'7" x 16'4" (4.75 x 5.00)**

## Bathroom

**6'3" x 6'5" (1.91 x 1.97 )**

## Bedroom One

**10'5" x 12'9" (3.20 x 3.91)**

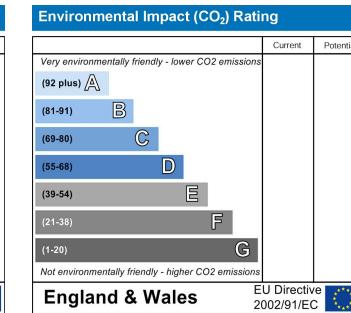
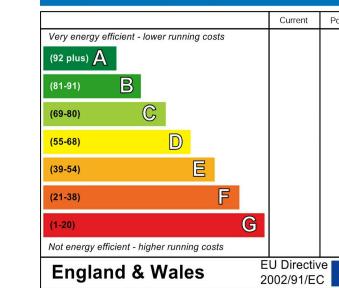
## En Suite

**5'9" x 6'5" (1.77 x 1.97)**

## Bedroom Two

**7'11" x 11'8" (2.42 x 3.58)**

### Energy Efficiency Rating



TOP FLOOR FLAT  
56.0 sq.m. (603 sq.ft.) approx.



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. Prospective purchasers are advised to check these measurements to be sure. The vendor does not make any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given over their condition or functionality. These details are for guidance only.