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248 Hoe Street  
Walthamstow E17 3AX  
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**Riverhead Close, London, E17 5PY**  
**Offers In The Region Of £315,000**

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 )

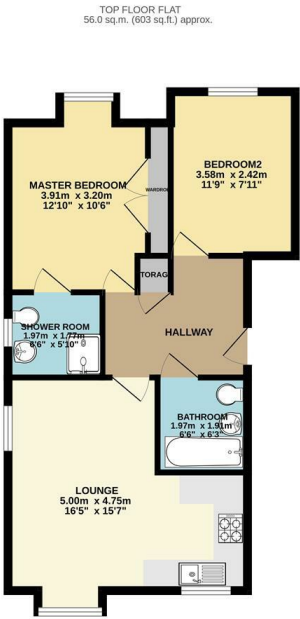
Bedroom One  
10'5" x 12'9" (3.20 x 3.91)

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 56.0 sq.m. (603 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, buildings, areas and any other items are approximate and are not intended to be used for any other purpose or as a guarantee. The plan is for information purposes only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
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