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Kitchener Road, London, E17 4LJ  
Guide Price £375,000

Nestled on the charming Kitchener Road in Walthamstow, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 538 square feet, this property is in immaculate condition, making it an ideal choice for those seeking a modern living space.

The property features a welcoming reception room that provides a warm atmosphere for relaxation or entertaining guests. With two well-proportioned bedrooms, there is ample space for a small family or professionals looking for a comfortable home. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the private garden. This outdoor space offers a tranquil retreat, perfect for enjoying sunny days or hosting gatherings with friends and family. Additionally, the flat boasts a private entrance, providing a sense of independence and privacy.

Built in 1960, this property has been well-maintained and benefits from a long lease, giving you peace of mind for years to come. Notably, there are no service charges associated with this property, making it an attractive option for potential buyers or landlords.

In summary, this flat on Kitchener Road is a wonderful opportunity for anyone looking to enjoy the vibrant lifestyle of London while having a serene space to call home. With its excellent condition, private garden, and convenient location, it is sure to appeal to a wide range of prospective residents.

**First Floor Landing**  
**7'10" x 16'4" (2.39m x 4.98m )**  
 Storage Cupboards, Loft Access

**Bathroom**  
**5'2" x 8'0" (1.57m x 2.44m )**

Double glazed window to side aspect, tiled flooring and walls, heated rail radiator, extractor fan, panel enclosed bath with mixer tap and thermostatically controlled shower, hand wash basin and vanity under, power points.

**Kitchen**  
**5'6" x 11'3" (1.68m x 3.43m )**

Double glazed window to front aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with flat top granite work surfaces, electric oven and hob, integrated washing machine and power points.

**Reception**  
**11'3" x 13'1" (3.45m x 4.01m )**

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

**Bedroom One**  
**8'5" x 15'8" (2.59m x 4.78m )**

Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring and power points.

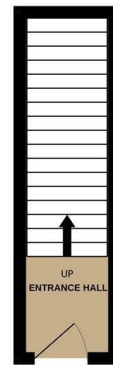
**Bedroom Two**  
**8'5" x 8'2" (2.59m x 2.49m )**

Double glazed window to rear aspect, textured ceiling, double radiator, carpeted flooring and power points.

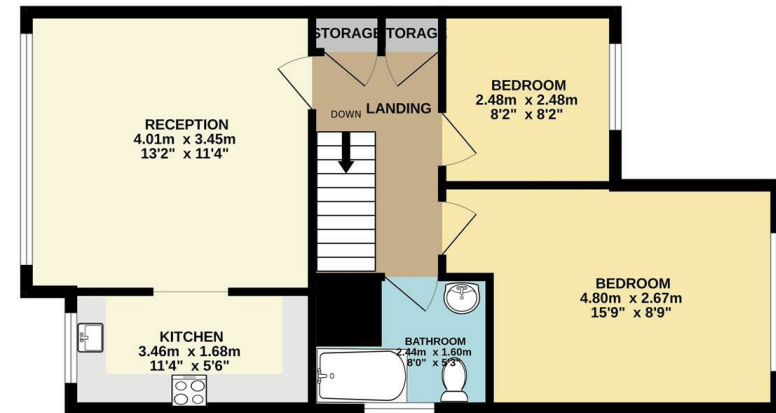
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

GROUND FLOOR  
 62.7 sq.m. (673 sq.ft.) approx.



FIRST FLOOR  
 50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA - 50.0 sq.m. (538 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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