







kings GROUP

www.kings-group.net

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

Gainsford Road, London, E17 6ZL

Offers In Excess Of £300,000

Welcome to this charming flat located on Gainsford Road in London, a delightful opportunity for those seeking a stylish and comfortable living space. This ground floor property boasts an immaculate condition, ensuring that you can move in without the need for any immediate renovations or repairs.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. The single bedroom offers a peaceful retreat, while the bathroom is modern and functional, catering to all your daily needs. One of the standout features of this property is the private terrace, providing an ideal outdoor space for enjoying a morning coffee or hosting a small gathering with friends.

Being chain free, this flat presents a smooth and straightforward purchasing process, allowing you to settle in without unnecessary delays. The location on Gainsford Road is also a significant advantage, offering easy access to local amenities and transport links, making it convenient for commuting and exploring the vibrant city of London.

This flat is perfect for first-time buyers, professionals, or anyone looking to downsize without compromising on quality. With its combination of modern living and outdoor space, this property is not to be missed. We invite you to come and view this lovely flat and imagine the possibilities it holds for your new home.

Months 1-6: live or work in Waltham Forest, not own a property and earn below £90k

After 6 months: no restriction

Hallway
3'3" x 9'2" (0.99m x 2.79m)

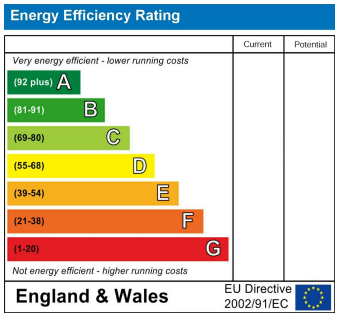
Bathroom
5'9" x 6'6" (1.75m x 1.98m)

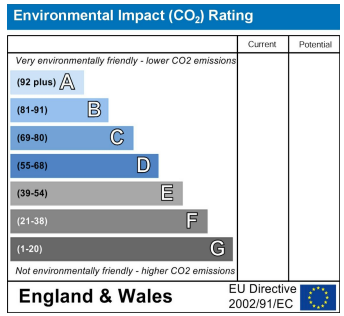
Kitchen
5'10" x 7'10" (1.78m x 2.39m)

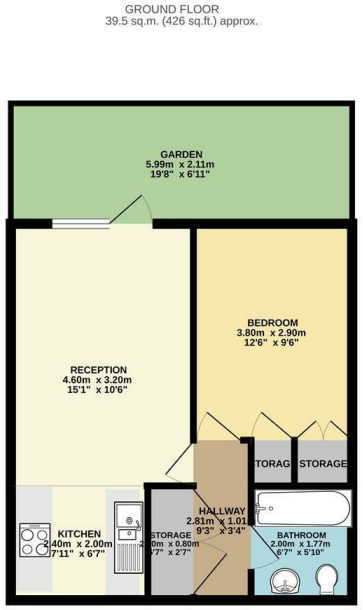
Reception
10'5" x 15'1" (3.18m x 4.60m)

Bedroom
9'6" x 12'5" (2.90m x 3.78m)

Storage
2'7" x 6'6" (0.79m x 1.98m)







TOTAL FLOOR AREA : 39.5 sq.m. (426 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.
Made with Metropix ©2020

THE ESTAS ESTATE AGENT AWARDS 2014 RATED BY OUR CUSTOMERS BEST IN COUNTY ESSEX theestas.com
THE ESTAS LETTING AGENT AWARDS 2014 RATED BY OUR CUSTOMERS GOLD WINNER BEST MEDIUM CHAIN theestas.com

The Property Ombudsman