



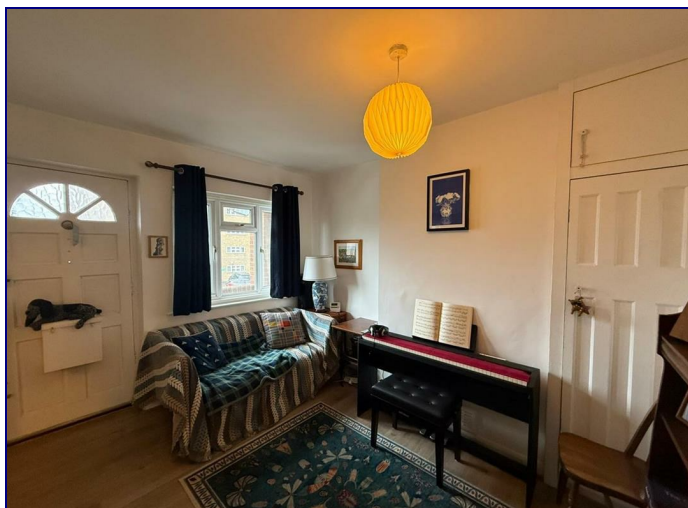
[www.kings-group.net](http://www.kings-group.net)

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

Albany Road, London, E10 7EW  
£1,350 Per Month



Kings Group estate agents are proud to present this lovely one bedroom first floor purpose built flat. You are greeted at the property by a communal paved garden. Up a flight of stairs and you will find your own front door. Upon entering the property you are hosted by a lounge/diner that benefits from a large double glazed window that floods the room with natural light. A hallway just off of the lounge gives access to firstly a fully tiled three piece bathroom. The next room accessible from the hallway is the double aspect fully fitted kitchen and last but not least the hallway opens into the large double bedroom. The property benefits from being fully double glazed as well as gas central heated. The property is also very well located just off Lea Bridge Road and has direct access to the Bakers Arms shopping parade. The local bus route is also within one minute walking distance from the property and has buses running to Blackhorse Road Station, Walthamstow Central, Leyton and Stratford. Lea Bridge Road amenities are within walking distance so you are spoilt for choice for shops, bars and restaurants. The property also benefits from being within walking distance to the new Lea Bridge Road station which has direct access into Stratford.



Lounge  
10'2" x 11'1" (3.12 x 3.40)

Double glazed window to front aspect, Single radiator, Laminate flooring, Power points and Storage cupboard.

Kitchen  
6'5" x 5'8" (1.98 x 1.73)

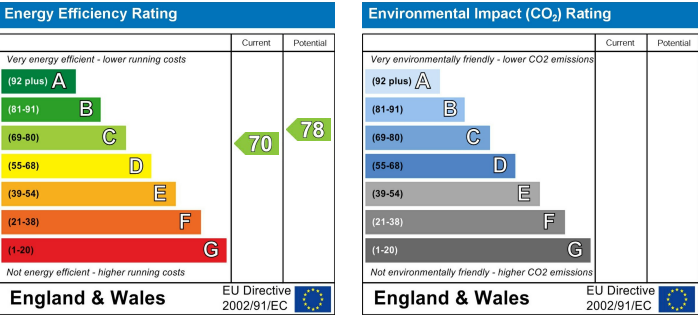
Double glazed windows to side and rear aspect, Tiled flooring, Tiled splash backs, Range of base and wall units with roll top work surfaces, Integrated cooker with electric oven and gas hob, Integrated extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points and Combination boiler

Bedroom  
14'0" x 9'10" (4.29 x 3.00)

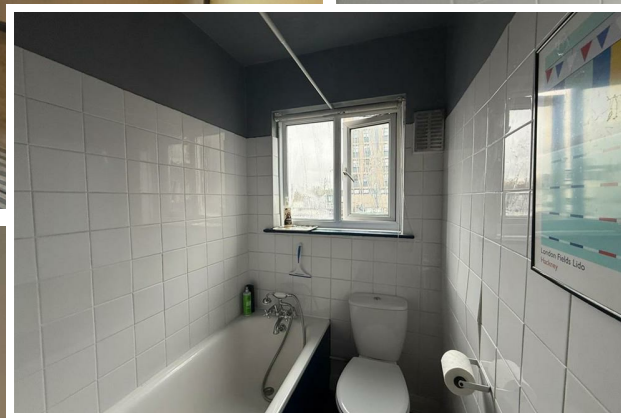
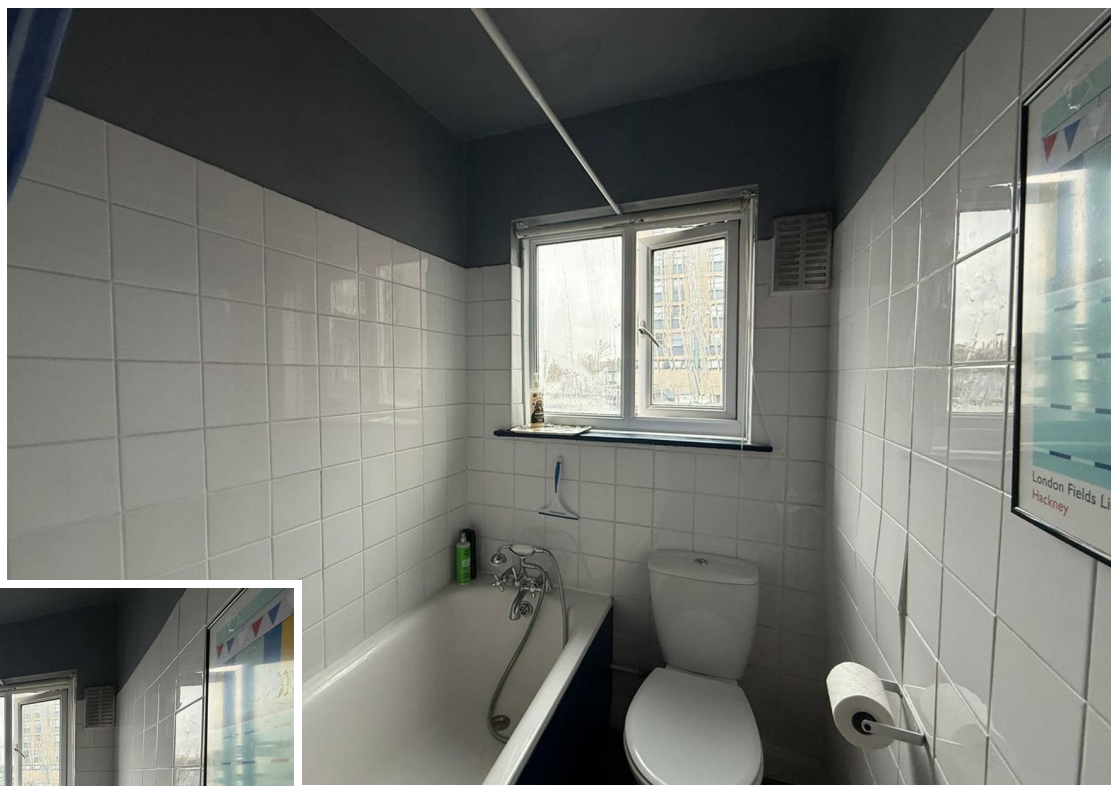
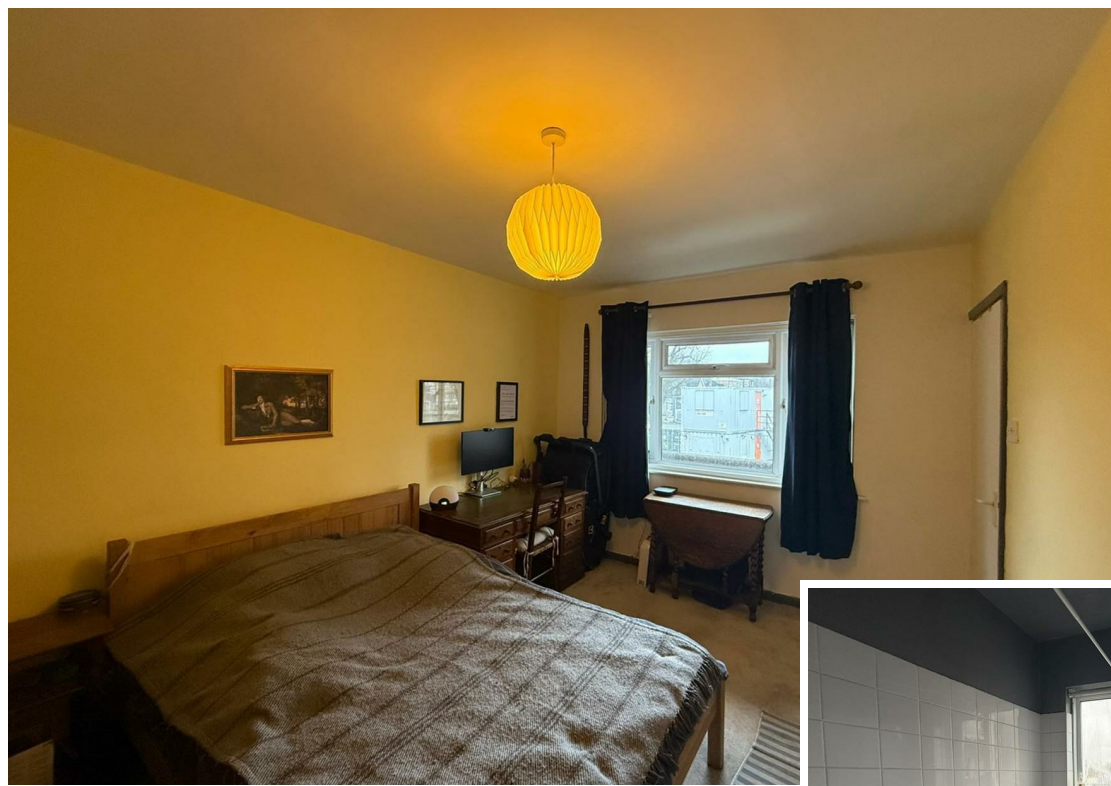
Double glazed window to front aspect, Single radiator, Laminate flooring, Power points, TV points and Telephone point.

Bathroom  
4'8" x 8'7" (1.43 x 2.64)

Double glazed opaque window to rear aspect, Part tiled walls, Single radiator, Lino flooring, Panel enclosed bath with mixer tap and shower attachment, Hand wash basin with mixer tap and pedestal, Low level flush w/c



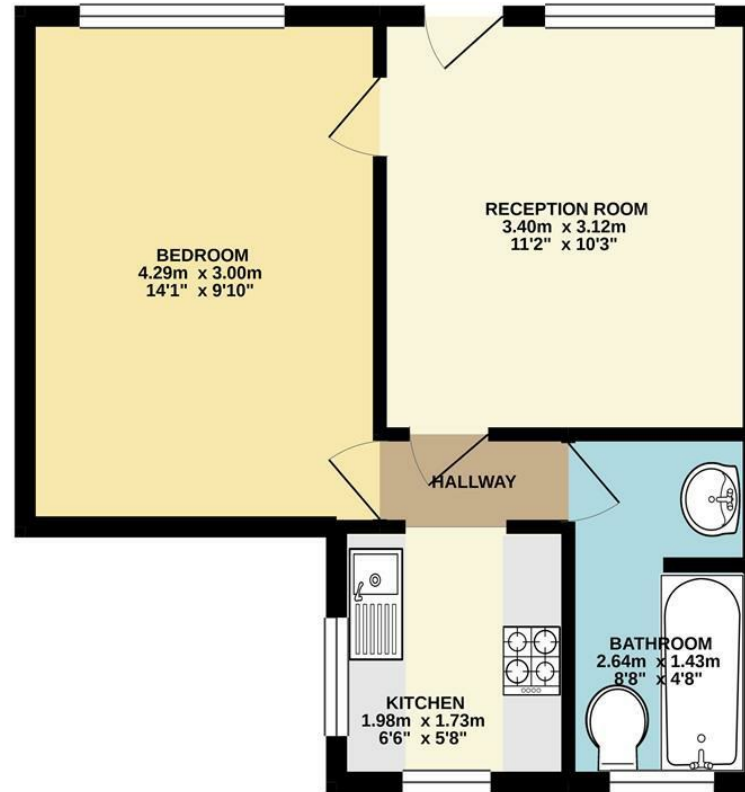








GROUND FLOOR  
34.8 sq.m. (374 sq.ft.) approx.



TOTAL FLOOR AREA : 34.8 sq.m. (374 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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