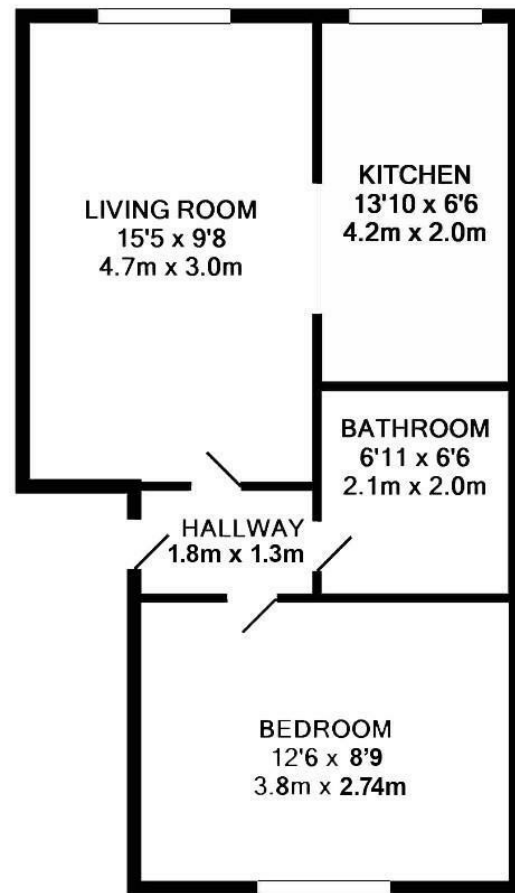


**Flat - Purpose Built**

Luther King Close E17

**£300,000**



TOTAL APPROX. FLOOR AREA 416 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This is a wonderful first floor flat that is beautifully presented and located in a quiet, peaceful cul-de-sac in the Markhouse Village area of Walthamstow. Transport links are excellent, with St. James Street Overground Station, Blackhorse Road Underground Station and the Markhouse Road bus links all within a short walk. There are also newly built cycle lanes surrounding the property, which offer cycling access to Hackney and the City beyond.

The large and beautifully presented sitting room offers leafy views onto well-kept communal gardens. The kitchen is modern and has an open feel, offering ample work and storage space. There is a large double bedroom which is sunny and stylishly decorated. The bathroom is modern and generously sized with both a bath and shower.

This property benefits from having its own entrance, which provides storage for up to two bikes and there is a wide, welcoming hall. Additional loft space is of benefit to the property and has been boarded and used for further storage. Off-street parking is available directly in front of the property. This beautiful home would make an excellent first time purchase or investment.







## ENERGY AND EFFICIENCY RATING

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



### Out and About

Crate St James Street - An exciting business community for creatives, retailers, food outlets and service businesses in the heart of Waltham Forest.

Walthamstow Marshes - Walthamstow Marsh Nature Reserve, Coppermill Fields and Leyton Marsh are all part of this Green Flag award-winning site in the Lea Bridge area. The reserve is one of the few remaining pieces of London's once widespread river valley grasslands, and a space to treasure for many reasons!

Walthamstow Wetlands Nature Reserve - Area of protected wetlands soon to be open to the public.

Markhouse Road Leisure Centre - Fantastic gym moments away.

Walthamstow Market and High Street - Access the excellent shopping facilities in the Walthamstow Mall and peruse the longest street market in Europe.

Leyton Jubilee Park - Great facilities for sports and recreation and a natural meadow during the summer. Grab a coffee from the cafe or an ice lolly on a hot summers day.

