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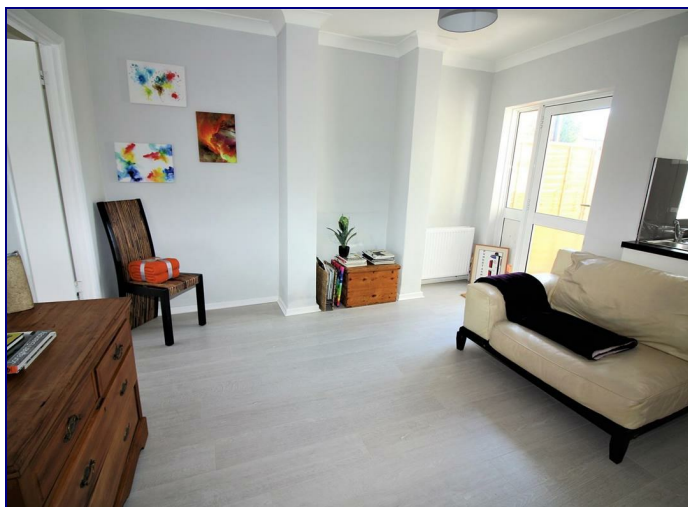
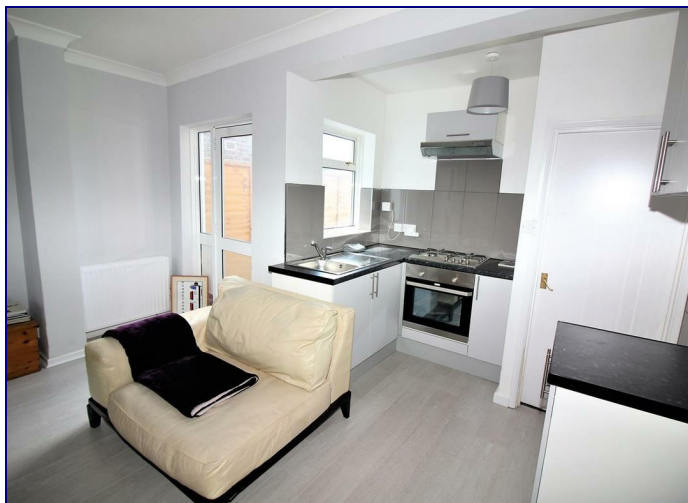
248 Hoe Street  
Walthamstow E17 3AX  
Tel: 020 8521 1122

Bedford Road, London, E17 4PU  
£1,100 Per Month



Kings Lettings is proud to present this lovely recently refurbished one bedroom conversion flat on Bedford Road. This ground floor flat has the benefit of its own entrance to the side of the property as well as access to its own private rear garden. This property has been renovated to a very high standard throughout, with a lovely open plan kitchen and living space upon entrance. A three piece bathroom to the rear of the property and a spacious bedroom with bay window to the front of the property. Being ideally located near Walthamstow Central Railway Station, Wood Street Railway Station and Walthamstow Queens Road Railway Station are all close to this property. Motorway Junctions: M11 J4 is the nearest junction. So call today to not miss this fantastic opportunity to view this property.

**\*\* Tenants will need to provide their own washing machine\*\***



Reception Room

14'1" x 12'7" (4.30 x 3.84)

Double glazed window to side aspect, coved ceiling, double radiator, laminate flooring, phone point, TV aerial point and power points.

Kitchen Area

8'0" x 4'9" (2.44 x 1.45)

Range of base and wall units with roll top work surfaces, tiled splash backs, space for cooker, integrated extractor hood, stainless steel sink and drainer unit, space for fridge freezer, plumbing for washing machine and integrated dishwasher, tiled flooring, power points, double radiator and double glazed window to rear aspect.

Bathroom

8'0" x 4'8" (2.44 x 1.44)

Three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin with mixer tap, low level flush WC, extractor fan, tiled flooring, singe radiator and double glazed opaque window to side aspect.

Bedroom

12'11" x 10'10" (3.95 x 3.31)

Double glazed bay window to side aspect, coving to ceiling, two double radiator, stripped wood flooring and power points.

Exterior

Rear Garden

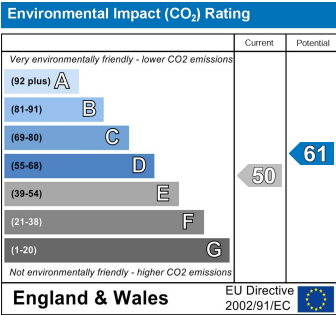
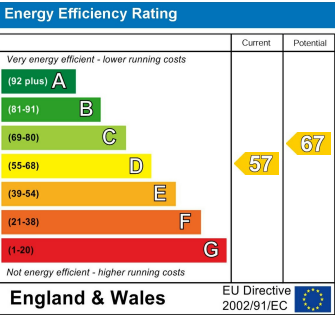
14'7" x 12'0" (4.45 x 3.68)

With plants and shrub borders, fence panels, side access, outside water tap and security light.

Disclaimer

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight

of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

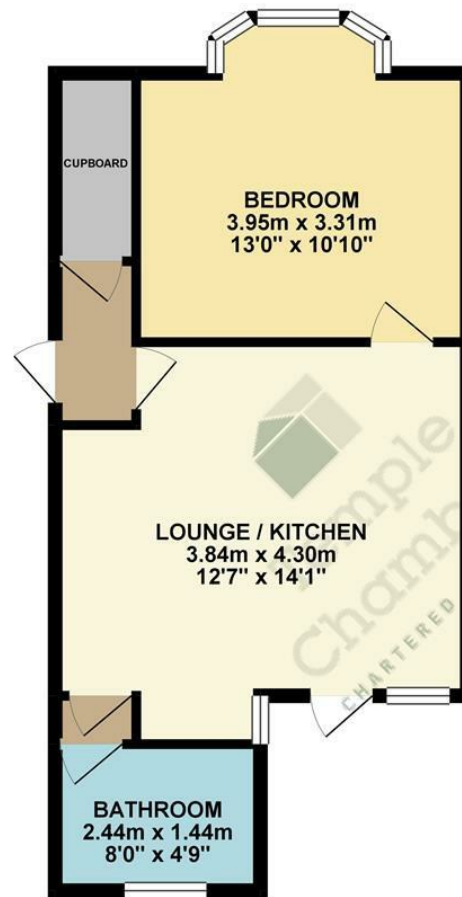








GROUND FLOOR 45.62 sq. m.  
( 491.06 sq. ft. )



TOTAL FLOOR AREA : 45.62 sq. m. ( 491.06 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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