



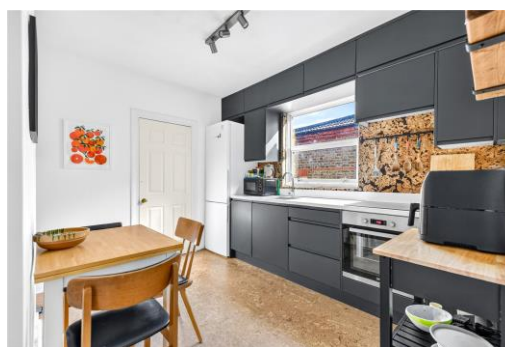
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Edward Road Walthamstow E17 6LU

First Floor Leasehold Flat
OIEO £525,000



Tucked away on a leafy, tree-lined street in one of Walthamstow's most sought-after neighbourhoods, this beautifully presented two double bedroom Warner flat offers approximately 714 sq. ft. of thoughtfully arranged living space, combining classic character with a stylish contemporary finish. The standout space is undoubtedly the impressive reception room. The room is flooded with natural light from its generous bay window, while a striking double-height vaulted ceiling creates a wonderful sense of volume and character. Wood flooring and a beautiful original fireplace add warmth, making this a particularly inviting space for relaxing or entertaining. The well-planned layout makes excellent use of every inch. A spacious kitchen/diner provides plenty of room for everyday dining alongside sleek fitted cabinetry and integrated appliances, while the contemporary shower room has been finished with eye-catching terrazzo-style tiling and modern fittings. Also on this level is the first of two comfortable double bedrooms, offering flexibility for guests, home working or family life. Upstairs, the generous principal bedroom feels wonderfully private, tucked away on the top floor and complemented by useful eaves storage. Altogether, the accommodation feels far more spacious than its footprint might suggest, with interesting architectural details giving the home plenty of personality. Outside is another real highlight. An internal staircase provides direct access to the flat's own section of the approximately 45ft rear garden, offering a lovely green retreat with space for outdoor dining, summer barbecues and evening drinks.

The location is every bit as appealing. Both Blackhorse Road and St James Street stations are within half a mile, providing excellent Victoria Line and Overground connections across London. Close by, CRATE at St James Street brings together independent food, drink and creative businesses, while Walthamstow's brilliant mix of cafés, shops and neighbourhood favourites are all within easy reach. For a change of pace, the open landscapes of Walthamstow Wetlands and Hackney Marshes provide plenty of opportunity for walking, cycling and escaping into nature. Full of light, character and clever design, this is a wonderfully individual Warner home that balances peaceful residential living with excellent transport links and everything that makes this part of Walthamstow such a popular place to call home.

Features

- Approx. 714 sq. ft.
- Two Double Bedrooms
- Split Level Flat
- Fitted Kitchen/Diner
- 45ft Rear Garden
- Leasehold 145 Years
- Ground Rent £200 p/a
- Council Tax Band B

EPC Rating

Energy Efficiency Rating **D**

**0.3 miles**

**Garden**

**Permit Parking**

**1**

**2**

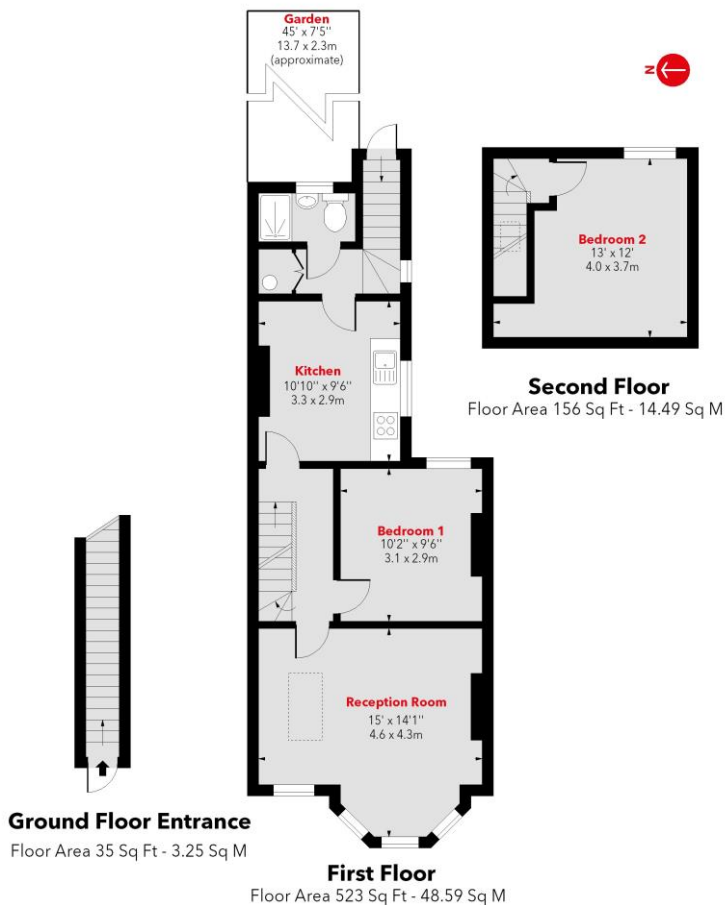
**1**

Floor Plans



Edward Road, E17

Approx. Gross Internal Area 714 Sq Ft - 66.33 Sq M



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.

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