



0208 520 0033
helloe17@central-
estates.co.uk

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Church Lane

Walthamstow E17 9RN

Ground Floor Leasehold Flat
OIEO £400,000



With a private patio, two double bedrooms and a welcoming feel throughout, this ground-floor flat offers a lovely balance of indoor and outdoor space on the outskirts of Walthamstow Village. Extending to approximately 703 sq. ft. and available with no onward chain, it's an appealing home for first-time buyers, couples or anyone looking for a little extra room. The reception room is a particularly inviting space, with a wide bay window drawing in natural light and wood-effect flooring adding warmth. There's plenty of room for comfortable seating, while the bay provides a lovely setting for a dining table. A door opens directly onto the private patio, making it easy to step outside with your morning coffee or enjoy a quiet drink at the end of the day. The separate kitchen/diner offers a generous arrangement of fitted cabinets, contrasting worktops and tiled splashbacks, with windows bringing in plenty of daylight. Space for a dining table makes this a sociable, practical room for everyday meals and catching up over dinner. Both bedrooms are comfortable doubles, with built-in storage helping to keep the rooms uncluttered. The larger enjoys windows on two sides, creating a bright and airy feel, while the second is currently arranged as a home office and occasional guest room, showing the flexibility on offer. Further cupboards off the hallway provide useful additional storage. The bathroom features a shaped bath with an overhead shower, a washbasin and a window for natural light. Tiled finishes and timber panelling give the room a warm, relaxed feel. Outside, the private patio provides a sheltered spot for a bistro table and chairs, with space for planting to make it your own. With the appeal of a Village-outskirts location and the added benefit of no onward chain, this is a home with plenty to enjoy from the outset.

Walthamstow Village has perfected that rare balance between peaceful neighbourhood living and the unmistakable buzz of East London. Its tree-lined streets are dotted with independent shops, cafés and pubs, with local favourites including Orford Road Saloon and Froth & Rind, while the nearby Ravenswood estate is home to the brilliantly eccentric God's Own Junkyard, Wild Card Brewery and Mother's Ruin Gin Palace. When a little more greenery calls, the ancient woodland of Epping Forest and the open spaces of Hollow Ponds are close at hand, perfect for long walks, picnics and lazy weekends by the water. For commuters, Wood Street Station is around a five-minute walk away, with Overground services taking you to Hackney Central in approximately 10 minutes and Liverpool Street in around 20. Walthamstow Central is also just 0.5 miles away, putting the Victoria Line within easy reach for fast connections across London. It means the city is wonderfully accessible, yet at the end of the day you can retreat to the calmer pace of Village life. Spacious, bright and genuinely individual, this is a home that works beautifully for growing families and anyone looking to make their next move up the property ladder.

Ratings

Energy Efficiency Rating	72
Council Tax Band	B



0.3 Miles



1



Balcony, Communal Gardens



2



Permit Parking



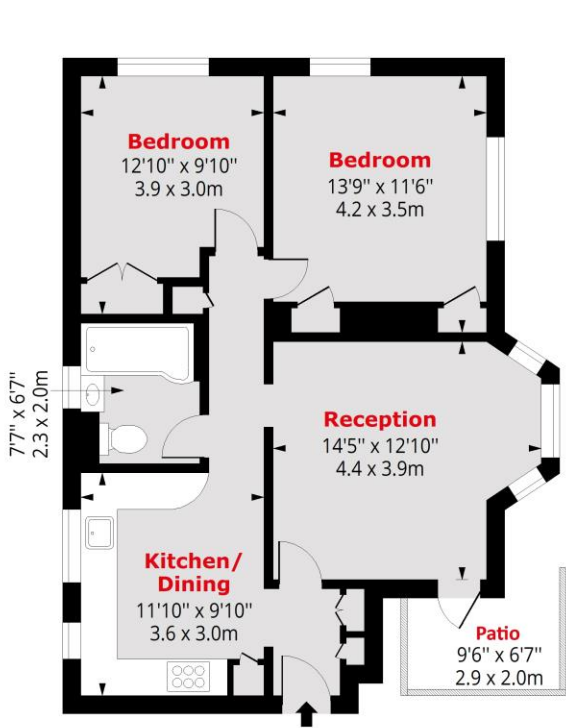
1

Floor Plans



Church Lane E17

Approx. Gross Internal Area 703 Sq Ft - 65.31 Sq M
Approx. Gross Balcony Area 45 Sq Ft - 4.18 Sq M



Ground Floor

Floor Area 703 Sq Ft - 65.31 Sq M



Measured according to RICS IPMS2. 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. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 22/10.