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Cleveland Park Avenue Walthamstow E17 7BP

Ground Floor Share of Freehold Flat
OIEO £600,000



With a welcoming feel, a stylish kitchen/diner and a garden all of your own, this two double bedroom ground floor flat offers a lovely balance of character and modern comfort. Set within a period property in an excellent central Walthamstow location, the home provides approximately 711 sq. ft. of living space, alongside a substantial storage basement, and comes with a share of the freehold. The reception room sits at the heart of the home, where warm stripped wood flooring, decorative coving and a ceiling rose create an inviting setting for relaxing or catching up with friends. A generous bay window draws in natural light, with plenty of room for a comfortable sofa arrangement. To the rear, the modern fitted kitchen/diner is a particularly appealing space. Shaker-style cabinetry is complemented by grey worktops, brass-toned handles and tiled splashbacks, with plenty of room to prepare meals. There is also space for a dining table beside the wide glazed folding doors, giving you a lovely view of the garden and an easy connection outdoors during the warmer months. Both bedrooms are comfortable doubles. The front bedroom features a broad bay window, stripped wood flooring and decorative coving, creating a restful retreat with space for wardrobes and additional bedroom furniture. The second double is equally versatile, with room for bedroom furniture alongside a desk if you work from home. The bathroom is neatly finished with a bath with overhead shower and a heated towel rail. Outside, the sole-use garden extends to approximately 50ft, with a paved seating area leading onto a lawn bordered by planting. Whether you enjoy summer barbecues, a little gardening or simply somewhere to unwind with a coffee, this is a lovely extension of the living space. Completing the home is a handy basement offering approximately 298 sq. ft. of additional storage, helping keep everyday living areas clear. With its generous rooms, private outdoor space and central location, this is a home with plenty to enjoy.

Cleveland Park Avenue puts you in a wonderfully convenient position to enjoy central Walthamstow, with Walthamstow Central station less than a 5-minute walk away. The Victoria line provides swift connections to the West End, while London Overground's Weaver line offers direct services to Liverpool Street. Families have a choice of nearby primary schools, including Greenleaf Primary and Mission Grove Primary, both within walking distance. School places are subject to the relevant admissions criteria and availability, so individual catchment eligibility should be checked when applying. There is plenty to enjoy close to home, from the shops and bustling market along the High Street to evenings of comedy and live performance at Soho Theatre Walthamstow, just around the corner on Hoe Street. Walthamstow Village is also approximately a 10-minute stroll away, bringing Orford Road's independent shops, cafés and restaurants comfortably within reach. Pick up something delicious from Eat17 or settle in for brunch at The Good Egg for a relaxed weekend treat. For a change of pace, Lloyd Park is around a 10-minute walk away, offering leafy paths and open spaces to unwind. The park is also home to the William Morris Gallery and a popular weekend food market, making it an easy destination for a leisurely morning close to home.



0.2 Miles



1



Garden



2



Permit Parking



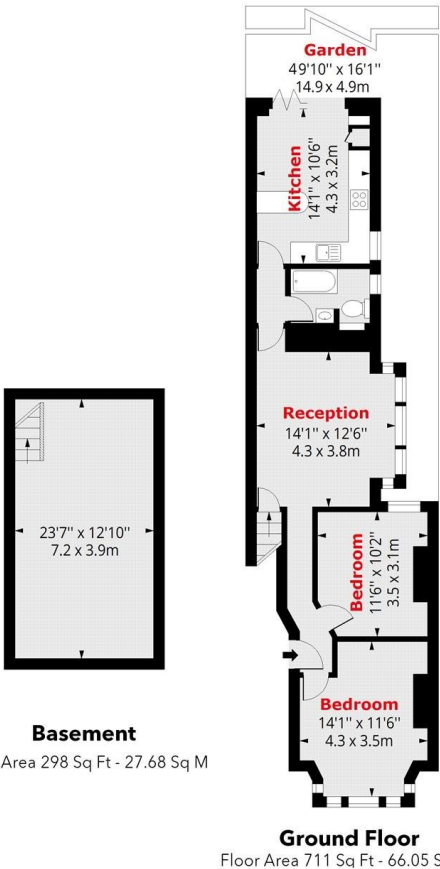
1

Floor Plans



Cleveland Park Avenue E17

Approx. Gross Internal Area 711 Sq Ft - 66.05 Sq M
Approx. Gross Basement Area 298 Sq Ft - 27.68 Sq M



Certified
Property
Measurer

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.

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