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Sybourn Street
Walthamstow E17 8HA

First Floor Leasehold Flat

OIEO £485,000









Set along a quiet residential turning, this charming two double bedroom flat pairs bright, spacious interiors with a lovely 39ft rear garden. Arranged over the first floor of an attractive period property, with its own front door and approximately 793 sq. ft. of accommodation, it's an inviting first home with plenty of character and space to make your own. Your own front door opens to stairs leading up to the generous front reception room. Sash windows, including those within the wide bay, fill the room with natural light, while wooden flooring, decorative coving and a fireplace create a characterful backdrop. At over 17ft wide, there's ample room for comfortable seating and a dining table, making it equally suited to quiet evenings and entertaining friends. The modern fitted kitchen combines classic cabinetry with wood-effect worktops and soft green tiled splashbacks. Cupboard and worktop space on both sides makes practical use of the room, while a large window brings in plenty of daylight and warm-toned floor tiles add to its appeal. Both bedrooms are comfortable doubles, giving you flexibility as your needs change. The rear bedroom has twin windows and plenty of room for a double or King bed and accompanying furniture, while the second bedroom is currently arranged as a nursery and snug. The bathroom features a bath with an overhead shower, patterned flooring and a heated towel rail. Outside, the rear garden extends to approximately 39ft, with a lawn, established planting and a decked seating area at the far end. It's a lovely setting for a morning coffee, a little gardening or relaxed summer afternoons. With its generous reception room, two double bedrooms and appealing outdoor space, this is a home you can settle into and enjoy for years to come.

This well-connected location puts you within easy reach of Chatsworth Road and the open spaces of Hackney and Walthamstow Marshes, ideal for keen cyclists and weekend walks. Leyton Jubilee Park and St James Park are also close by, offering even more choice for a morning stroll, a picnic or time outdoors. Lea Bridge station is nearby, with Stratford for the Central Line and Tottenham Hale for the Victoria Line each just one stop away. St James Street station is around half a mile away, providing direct services to London Liverpool Street in under 30 minutes. You also have convenient connections to the Central Line at Leyton and the Victoria Line at Walthamstow Central or Blackhorse Road, giving you plenty of options for getting around London. The local neighbourhood has a lively, creative feel, with independent cafés, bars and places to eat. For coffee, cakes and leisurely lunches, choose from Pavilion Bakery, KOPHI, Pinch La Deli or the café and workspace at Lea Bridge Library. Nearby Patchworks adds to the mix with Blondies brewery and bar, Scando's Pizzeria and BLOKspace yoga and Pilates studio, alongside events and markets. Closer to home, Saffron Kitchen is a firm local favourite, while the Hare and Hounds beer garden is a lovely spot to while away a summer evening. For shopping and entertainment, Walthamstow High Street is within easy reach, with its bustling market, shops and Forest Cinema, while nearby Hoe Street is home to Soho Theatre Walthamstow. The restaurants, independent cafés and welcoming pubs of Walthamstow Village offer yet another tempting option for brunch, dinner or a relaxed weekend wander.

Features

- Approx. 793 Sq. Ft
- Two Double Bedroom Flat
- Modern Fitted Kitchen
- 39ft Rear Garden
- Quiet Residential Turning
- Perfect for First Time Buyers
- Leasehold 110 Years
- Ground Rent £200 p/a

Energy Efficiency Rating	**TBC**
Council Tax Band	**B**

0.7 Miles

1

Garden

2

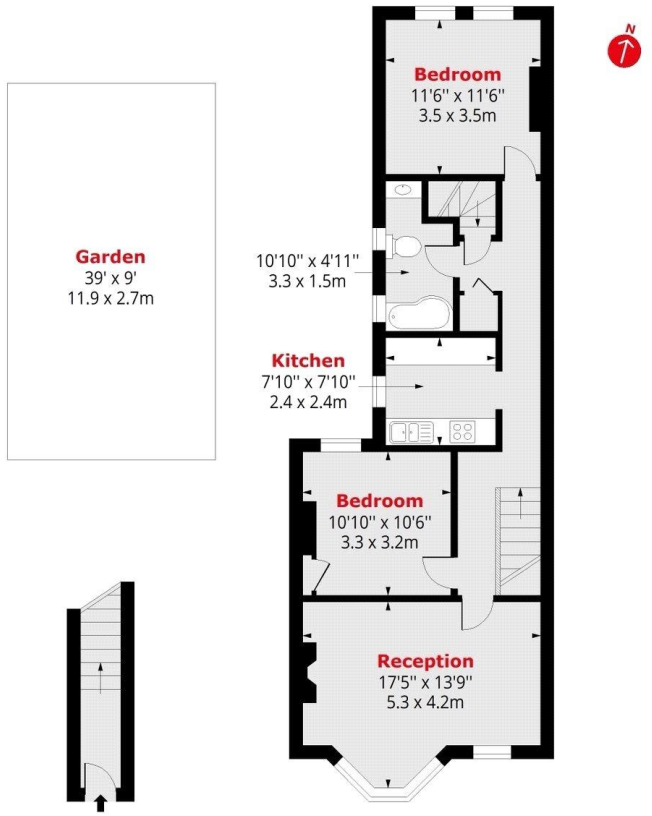
Permit Parking

1

Floor Plans

Sybourn Street E17

Approx. Gross Internal Area 793 Sq Ft - 73.67 Sq M



Ground Floor
Floor Area 45 Sq Ft - 4.18 Sq M

First Floor
Floor Area 748 Sq Ft - 69.49 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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