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

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Chingford Road
Walthamstow E17 5AF

Ground Floor Leasehold Flat

OIEO £425,000









Full of character and natural light, this two double bedroom ground-floor Warner flat pairs welcoming interiors with a lovely 30ft south-west facing garden in the popular Lloyd Park area. Offering approximately 713 sq. ft., it is an excellent choice for first-time buyers, with the added appeal of a long lease of 136 years and no ground rent or service charge. Behind the attractive brick façade, your own front door opens into a hallway connecting the accommodation. The two double bedrooms sit towards the front of the flat, both featuring stripped wood flooring and generous proportions. A broad window and characterful fireplace give the front bedroom a particularly inviting feel, while the second bedroom offers comfortable space for guests, a growing family or working from home. At the rear, the reception room is a bright and sociable space, with windows on two sides bringing in plenty of daylight and an outlook towards the garden. There is room for both a comfortable seating arrangement and a dining table, making it equally suited to quiet evenings and having friends over for dinner. The modern fitted kitchen combines shaker-style cabinetry with wooden worktops, patterned tiled splashbacks and under-cabinet lighting. Ample cupboard and preparation space makes it practical for everyday cooking, while a door opens onto the side return, leading through to the garden. Off the hallway, the generously sized bathroom features a bath with an overhead shower and distinctive patterned tiling, alongside a tall storage cupboard. Outside, the rear garden extends to approximately 30ft, with a lawn, established planting and space for outdoor seating. Its south-west facing aspect makes it a lovely setting for enjoying afternoon sunshine, summer meals and a little gardening. Combining character, two proper double bedrooms and an inviting outdoor space, this is a home with plenty to enjoy. The long 136-year lease, together with no ground rent or service charge, makes it an especially appealing opportunity in this popular Lloyd Park location.

Positioned close to Lloyd Park and a host of neighbourhood favourites, this home is well placed to enjoy a welcoming corner of Walthamstow. Nearby buses along Chingford Road provide convenient connections to Walthamstow Central, where the Victoria Line offers access to the West End and the Weaver Line provides direct services to London Liverpool Street. For families, Chapel End Infant School and Early Years Centre and Chapel End Junior Academy are both close by, making this a handy setting for the school run. For younger children, The Lloyd Park Centre offers nursery care within the leafy surroundings of Lloyd Park, with indoor and outdoor play spaces. There is plenty to enjoy near home, with The Dog & Duck just along the road offering sourdough pizzas, Sunday roasts and a welcoming beer garden. Head towards Fulbourne Road for The Galley café or stop for a speciality coffee at Ruttle & Rowe. The nearby Waltham Forest Feel Good Centre adds swimming pools, a gym, fitness classes and an athletics track, making it easy to fit exercise into your week. For a gentler pace, Lloyd Park is a short stroll away. Its open lawns, tennis courts, children's play areas and William Morris Gallery offer plenty of ways to spend an afternoon, while the popular weekend food market is perfect for picking up something delicious. Kitchener Road Park provides another handy spot for fresh air and outdoor play.

Energy Efficiency Rating	**68**
Council Tax Band	**B**

1.2 Miles

Garden

Permit Parking

1

2

1

Floor Plans

