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Edward Road
Walthamstow E17 6NU

Ground Floor Leasehold Flat

OIEO £500,000









An attractive brick frontage, charming period features and a lovely south-west-facing garden make this two double bedroom Warner flat a welcoming place to call home. Set on the ground floor, it offers approximately 560 sq. ft. of thoughtfully arranged accommodation in an excellent location on Edward Road. Your own front door opens into a hallway leading to the inviting reception room at the rear. Here, a generous bay with sash windows draws in natural light and frames views of the garden, with room for a dining table alongside comfortable seating. Timber floorboards, decorative cornicing and a cast iron fireplace add character and warmth. The adjoining modern fitted kitchen features ample cabinetry, timber worktops and a tiled splashback. A serving hatch creates a sociable connection with the reception room, while a door provides access outside. Both double bedrooms are accessed from the hallway and offer comfortable proportions with useful built-in wardrobes. Twin windows fill the front bedroom with natural light, while the second provides a welcoming space for family or guests, with flexibility for working from home. In the bathroom, classic white metro tiles complement soft pink walls, with a bath and overhead shower alongside a mirrored cabinet for everyday storage. Outside, the south-west-facing rear garden extends approximately 47ft. A lawn bordered by established planting leads to a decked seating area, offering a lovely setting for summer meals with friends or relaxing in the afternoon sunshine. A shed at the far end provides useful outdoor storage.

Positioned towards the northern end of Edward Road, this home is perfectly placed to enjoy the best of Blackhorse Road, with excellent transport connections and expansive green spaces close by. Blackhorse Road station is a short walk away, offering Victoria Line connections to King's Cross, Oxford Circus and beyond, alongside Suffragette Line services between Gospel Oak and Barking Riverside. St James Street station is also within walking distance, providing direct Weaver Line services to London Liverpool Street. For families, Stoneydown Park Primary School is nearby, while Coppermill Primary School is further along Edward Road, making this a convenient setting for the school run. There is plenty to enjoy locally, with the Blackhorse Beer Mile bringing together taprooms and lively places to meet friends. Big Penny Social offers food, drinks and a varied events programme, while Yonder combines climbing, yoga and a café for those looking to unwind or try something new. For a breath of fresh air, nearby Stoneydown Park provides a handy neighbourhood retreat, while Walthamstow Wetlands is within easy reach via its Forest Road entrance. Its reservoir-side walks and abundant wildlife offer a wonderful escape from the bustle, with the Engine House Café providing a welcoming stop along the way. The neighbouring Douglas Eyre Playing Fields add to the area's open, leafy surroundings.

- Approx. 560 Sq. Ft
- Two Double Bedroom Flat
- Modern Fitted Kitchen
- 47ft South-West Facing Garden
- Excellent Blackhorse Location
- Leasehold 146 Years
- Ground Rent £45 p/a
- Service Charge £133 p/a

Energy Efficiency Rating	**70**
Council Tax Band	**C**

0.2 Miles

Garden

Permit Parking

1

2

1

Floor Plans

