







Edward Road, Walthamstow, London

Set on the much sought-after Edward Road, just moments from Blackhorse Road Station, is this charming two-bedroom first-floor Warner flat.

The accommodation includes two well-sized double bedrooms, with the rear bedroom featuring an attractive bay window, while the spacious front reception room provides a bright and welcoming space to relax or entertain. A practical galley-style kitchen sits alongside a modern bathroom, complete with a stylish walk-in shower.

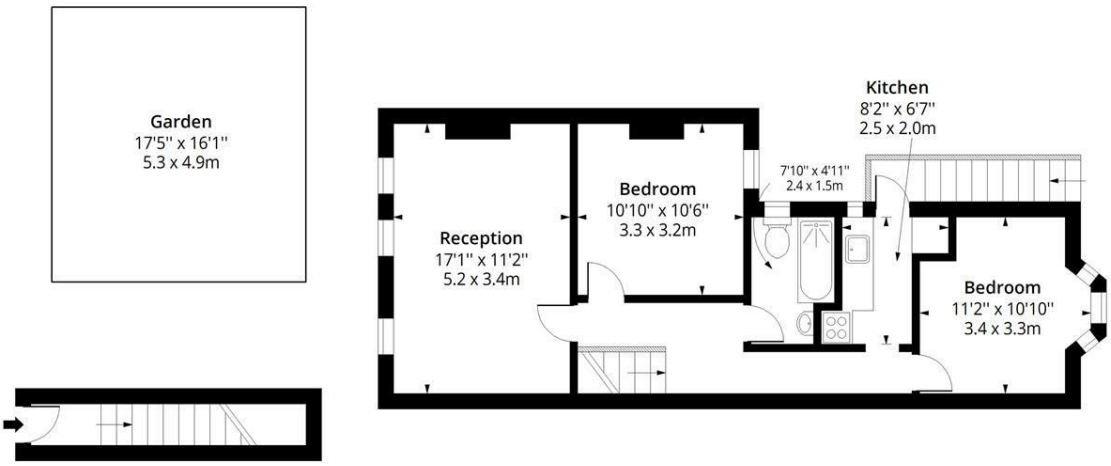
The property also benefits from a large loft space, ideal for storage, with potential to convert into an additional third bedroom or study, subject to the usual planning permissions. The flat enjoys lovely views towards Douglas Eyre playing fields and the Walthamstow Wetlands, adding to its appeal.

Outside, the shared rear garden has been divided to create a private section for the property, offering a lovely spot to enjoy some fresh air during the warmer months.

Offered to the market with no onward chain, this is a fantastic opportunity to secure a characterful Warner flat in a sought-after location, with further potential to add space and value..

£500,000

- Two Bedroom First Floor Flat
- Warner Property
- No Onward Chain
- Potential To Extend STPP
- Private Section Of Rear Garden
- Council Tax Band - B
- EPC Band - C
- 657 Sq Ft - 61.04 SQ M
- Close To Blackhorse Road Station
- Excellent First Time Purchase



Ground Floor Entrance

Floor Area 46 Sq Ft - 4.27 Sq M

First Floor

Floor Area 611 Sq Ft - 56.76 Sq M

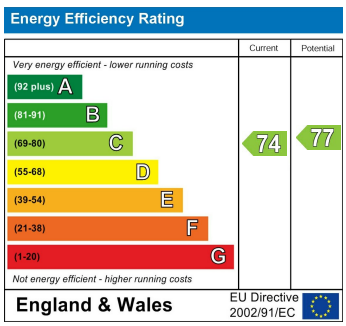
Edward Road E17

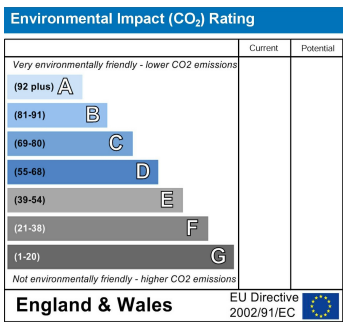
Approx. Gross Internal Area
657 Sq Ft - 61.04 Sq M

RICS 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.

Settle





187 Hoe Street, Walthamstow, London, E17 3AP
Tel: 0208 124 2522 Email: info@settleeast.co.uk