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

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Leucha Road
Walthamstow E17 7LJ

Ground Floor Leasehold Flat

OIEO £425,000









Offered with no onward chain, this charming one double bedroom ground-floor Warner flat combines generous living space with a sole-use south-facing garden. Offering approximately 583 sq. ft. of accommodation, a modern fitted kitchen/diner and very low ground rent and service charge, it makes an appealing first home in a great St James Street location close to the tube. Your own front door opens into a hallway leading to the bright and welcoming reception room. Two sash windows draw in natural light, while ceiling cornicing adds character. There is plenty of room for comfortable seating, creating a lovely setting for quiet evenings or catching up with friends. The generously proportioned double bedroom sits in the middle of the flat, with stripped wood flooring, a sash window and ample space for a double bed and bedroom furniture. Its position away from the front reception gives the living and sleeping spaces a pleasing sense of separation. Towards the rear, the modern fitted kitchen/diner provides a sociable space for cooking and everyday dining. A range of wall and base cabinets offers useful storage, complemented by generous worktop space, a fitted oven and gas hob. There is room for a dining table, making it easy to enjoy a leisurely breakfast or dinner together. A rear lobby leads to the bathroom, fitted with a bath and overhead shower and also provides access to the garden. Outside, the sole-use south-facing garden is a lovely extension of the home. A patio beside the flat offers space for a table and chairs, while established planting and leafy surroundings create a welcoming spot for morning coffee, summer lunches or a little gardening. With spacious rooms, outdoor space of your own and the added advantages of very low ground rent and service charge, this is a wonderful opportunity for first-time buyers to settle into a popular corner of Walthamstow.

Perfectly positioned for both transport and local life, the property is just a short walk from St James Street station, providing direct Overground services to London Liverpool Street, while Blackhorse Road station is also within easy reach for fast Victoria Line connections across the capital. The cafés, independent shops and restaurants around St James Street are close by, including Weirdough Bakery, Curious Goat and 56 St James, while the famous Walthamstow Market offers an excellent choice of fresh produce and international food. Walthamstow Central is also easily accessible for a wider selection of shopping and leisure facilities. For green space, the vast Walthamstow Wetlands and Douglas Eyre Playing Fields are both nearby, providing plenty of opportunities for walking, cycling and enjoying nature. The Walthamstow Pumphouse Museum offers an interesting local day out, while the popular Blackhorse Beer Mile and Big Penny Social are also within easy reach. With unbeatable transport links, vibrant local amenities and vast green spaces nearby, this is Walthamstow living at its very best.

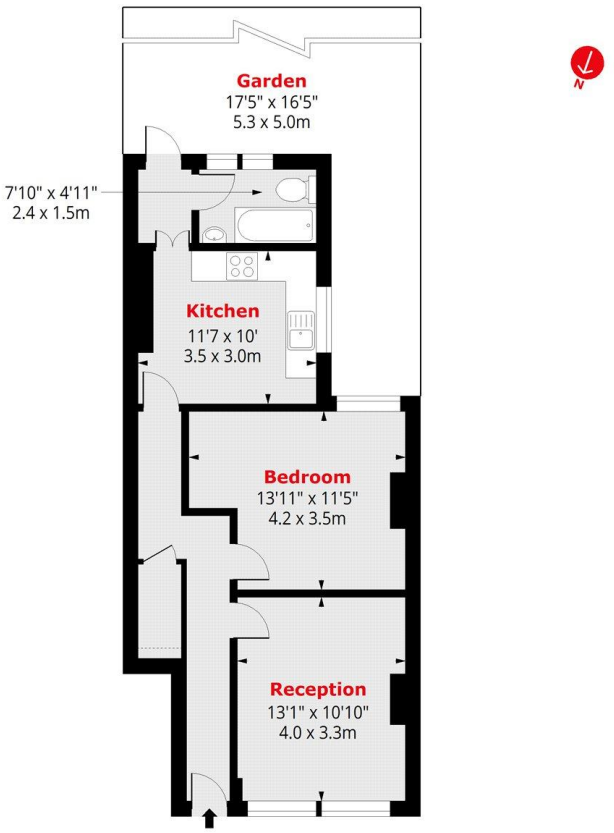
Energy Efficiency Rating	**70**
Council Tax Band	**B**

0.1 Mile	**1**
Garden	**1**
Permit Parking	**1**

Floor Plans

Leucha Road E17

Approx. Gross Internal Area 583 Sq Ft - 54.16 Sq M



Ground Floor

Floor Area 583 Sq Ft - 54.16 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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