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

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Forest Road
Walthamstow E17 4PZ

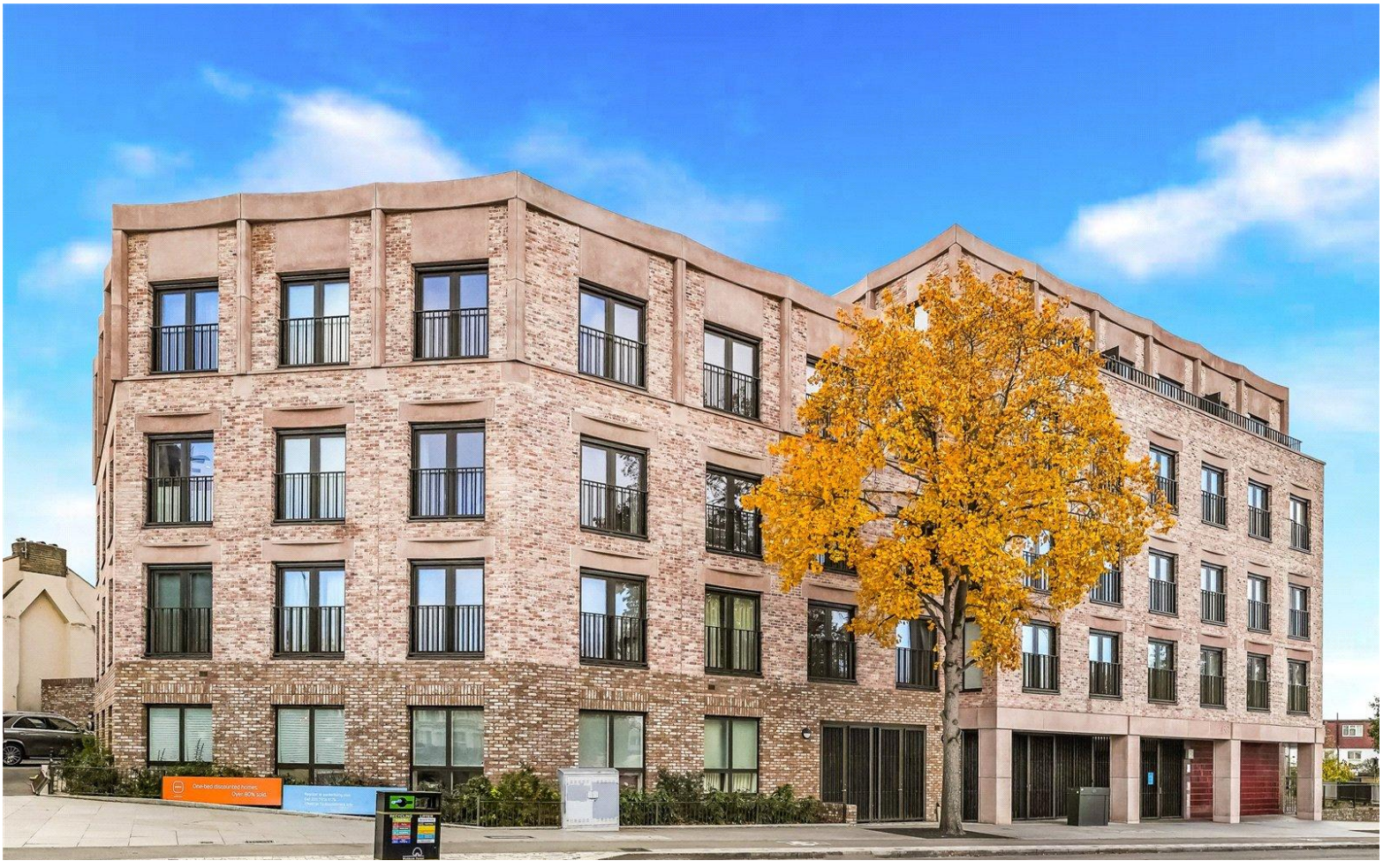
First Floor Leasehold Flat

OIEO £300,000









Only suitable for first time buyers currently living or working in Waltham Forest and earning less than £90,000 a year

Offered with no onward chain and an exceptionally long 998-year lease, this bright and welcoming one double bedroom flat makes an excellent first home. Set on the first floor of a modern development in a sought-after Lloyd Park location, it offers approximately 417 sq. ft. of thoughtfully arranged accommodation, alongside communal bike storage and inviting shared outdoor spaces. The entrance hallway provides a useful storage cupboard and leads through to the open-plan reception, dining room and kitchen. Stretching over 20ft, this sociable space has room to relax, enjoy everyday meals and entertain friends, with a large window drawing natural light into the sitting area. Positioned at the opposite end of the room, the modern fitted kitchen features a practical arrangement of wall and base cabinets, complementary worktops and a built-in oven with an electric hob. Its layout keeps the cooking area neatly defined while remaining connected to the living space. The double bedroom is a comfortable retreat, with a generous window bringing in plenty of daylight and space for a double bed and bedroom storage. Just off the hallway, the shower room includes a shower enclosure, washbasin and WC. Outside, the development's shared landscaped courtyard offers planted beds and seating, while the roof terrace enjoys far-reaching views across the surrounding rooftops, a lovely setting for a morning coffee or catching up with neighbours. Communal bike storage adds everyday convenience, while the excellent Lloyd Park setting and very long lease make this an appealing opportunity for first-time buyers.

With Lloyd Park and the William Morris Gallery virtually on your doorstep, this home is perfectly placed to enjoy one of Walthamstow's most popular neighbourhoods. Walthamstow Central is around a 15-minute walk away, offering Victoria Line connections to the West End and Weaver Line services to London Liverpool Street, while nearby bus routes provide convenient options for getting around. There is plenty to enjoy close to home, with the cafés and independent businesses along Hoe Street providing inviting places to stop along the way into town. Ye Olde Rose & Crown Theatre Pub is a nearby favourite for a drink and live entertainment, while Soho Theatre Walthamstow brings an exciting programme of comedy and performance within easy reach. The Saturday market at Lloyd Park is another highlight, ideal for picking up fresh produce or enjoying street food at the weekend. For time outdoors, the entrance to Lloyd Park is just moments away. Its landscaped gardens, open lawns, tennis courts and café offer plenty of ways to unwind, from a morning run to a leisurely afternoon stroll. The William Morris Gallery adds art and culture to this lovely green setting, making the park somewhere you can return to throughout the week.

Features

- Approx. 417 Sq. Ft
- One Double Bedroom Flat
- No Onward Chain
- Excellent Lloyd Park Location
- Perfect for First Time Buyers
- Leasehold 998 Years
- Service Charge £171.58 p/m
- Ground Rent Peppercorn

Energy Efficiency Rating	**83**
Council Tax Band	**B**

0.6 Miles

Roof Terrace, Communal Gardens

None Available

1

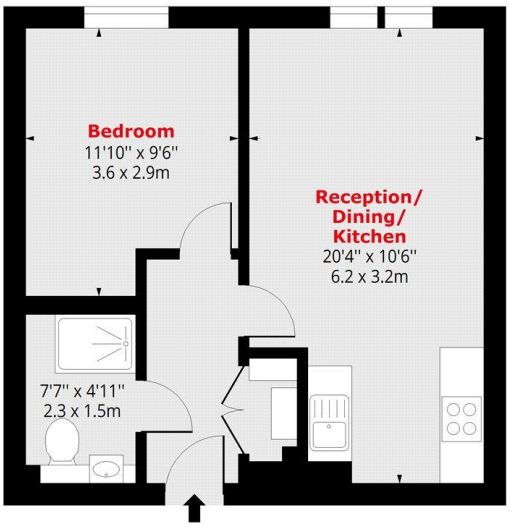
1

1

Floor Plans

Forest Road E17

Approx. Gross Internal Area 417 Sq Ft - 38.74 Sq M



First Floor

Floor Area 417 Sq Ft - 38.74 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.

lpaplus.com

Date: 3/11/2026