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Markhouse Road
Walthamstow E17 8EF

Ground Floor Leasehold Flat

OIEO £425,000









Offered with no onward chain, this beautifully presented two double bedroom ground-floor Warner flat combines period charm with modern comfort. With approximately 719 sq. ft. of accommodation and a generous 59ft south-facing garden, it's a welcoming home that's perfect for first-time buyers. Behind your own front door, the hallway leads into a bright and inviting reception room. A broad bay window fills the space with natural light, while herringbone flooring adds warmth and character. There's room for comfortable seating and a dining table, creating a lovely setting for quiet evenings or catching up with friends. Further along the hallway, the second double bedroom is currently arranged as a dressing room and workspace, demonstrating the flexibility of the layout. The modern fitted kitchen features Shaker-style cabinetry, generous worktop space and striking patterned tiling, with a door opening onto the side return for access to the garden. At the rear, the principal bedroom offers a peaceful retreat, with two windows overlooking the garden. The contemporary bathroom is accessed from the hallway and includes a bath with an overhead rainfall shower, a vanity basin and a neatly recessed WC. Outside, the approximately 59ft south-facing garden is a real highlight. With a lawn and plenty of scope for planting and outdoor seating, there's ample space to enjoy summer meals, entertain friends or simply unwind in the sunshine.

Markhouse Road enjoys a convenient position between Walthamstow and Leyton, with Lea Bridge Station within walking distance, offering direct connections to Stratford and Tottenham Hale. Nearby Lea Bridge Road provides a great selection of everyday shops, cafés and restaurants, including local favourites Saffron Kitchen and Bodrum Kitchen. Cannelle at Lea Bridge Library is perfect for a leisurely coffee, while Blondies Brewery & Taproom offers a lively spot for an evening out. There's plenty of green space to explore too, with St James Park and Leyton Jubilee Park close by, alongside the beautiful open landscapes of Walthamstow Marshes, ideal for walking, cycling and enjoying the outdoors. Families are also well served by nearby schools, including Sybourn Primary and St Saviour's Church of England Primary. With its spacious reception room, comfortable double bedroom and excellent local connections, this lovely first floor flat offers an appealing combination of period charm, practical living space and neighbourhood convenience.

Features

- Approx. 719 Sq. Ft
- Two Double Bedroom Flat
- Modern Fitted Kitchen
- 59ft South Facing Garden
- Perfect for First Time Buyers
- No Onward Chain
- Leasehold 140 Years
- Ground Rent £100 p/a
- Council Tax Band B

EPC Ratings

Energy Efficiency Rating	**70**

0.7 Miles

1

Garden

2

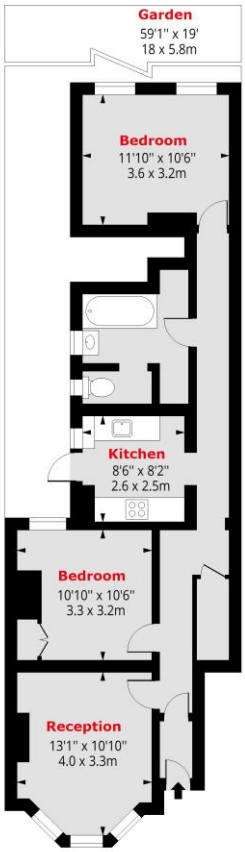
Permit Parking

1

Floor Plans

Markhouse Road, E17

Approx. Gross Internal Area 719 Sq Ft - 66.80 Sq M



Ground Floor

Floor Area 719 Sq Ft - 66.80 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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