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Cornwallis Road
Walthamstow E17 6NN

First Floor Leasehold Flat

OIEO £575,000









Brimming with character and natural light, this beautifully presented two double bedroom flat combines welcoming living space with a lovely top floor master suite and a 52ft south-east facing garden. Arranged across the first and second floors, with approximately 792 sq. ft. of accommodation, it's an inviting home in an excellent Blackhorse location. The generous reception room stretches across the front of the property, where a broad bay and an additional window fill the space with daylight. Exposed timber floorboards, a character fireplace and bespoke alcove cupboards and shelving give the room a warm, established feel, with plenty of space to relax, entertain and enjoy dinner with friends. Set separately towards the rear, the modern fitted kitchen pairs Shaker-style cabinetry with generous worktops, a butler sink and a built-in oven and hob. Timber flooring continues the home's character, while a large window brings natural light onto the preparation space. The first floor double bedroom overlooks the rear and offers a versatile space for guests, a growing family or working from home. Also on this level, the bathroom features a bath with an overhead shower, a vanity basin and a heated towel rail. Upstairs, the master suite feels wonderfully tucked away. Twin roof windows and rear-facing French doors opening onto a Juliet balcony draw in plenty of natural light, while fitted wardrobes and accessible eaves storage help keep the room neatly organised. Exposed brick details add character, and the adjoining en-suite is thoughtfully finished with a walk-in shower, brass-toned fittings and a countertop basin set on a timber vanity. Outside, the approximately 52ft south-east facing garden adds a welcome outdoor dimension to the home. The raised planting bed offers a lovely opportunity to grow your own vegetables, herbs and flowers, making it an appealing space for anyone with green fingers.

The location is every bit as impressive as the property itself. Blackhorse Road has become one of East London's most exciting destinations, with favourites including SlowBurn, Forest Wines, Yonder climbing centre, Blackhorse Workshop and the new community saunas all within easy reach. The renowned Blackhorse Beer Mile offers an ever-growing collection of independent breweries, taprooms and street food, while Big Penny Social hosts regular live music, markets and community events. For families, nearby primary schools include Stoneydown Park and Coppermill, both conveniently positioned for the school run. Walthamstow Wetlands is just moments away, offering miles of scenic walking and cycling routes stretching towards the Olympic Park and beyond. Excellent transport links complete the picture, with Blackhorse Road and St James Street stations both approximately equidistant from the property. Blackhorse Road provides Victoria Line and Suffragette Line services, while St James Street offers direct Weaver Line connections to London Liverpool Street.

Features

- Approx. 792 Sq. Ft
- Two Double Bedroom Flat
- Modern Fitted Kitchen
- Top Floor Master with En-suite
- 52ft South East Facing Garden
- Excellent Blackhorse Location
- Leasehold 155 Years
- No Service Charge or Ground Rent

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

0.3 Miles

Garden

Permit Parking

2

2

1

Floor Plans

