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Badlis Road
Walthamstow E17 5LG

First Floor Leasehold Flat

Asking Price £475,000









Offered with no onward chain, this welcoming two-bedroom Warner flat combines generous living space with its own front door and a lovely 33ft south-facing garden. Set on the first floor and offering approximately 794 sq. ft., it enjoys an excellent Lloyd Park location, with plenty of room to settle in and make it your own. Stairs lead from your entrance to a spacious first-floor hallway, where the layout keeps the living and sleeping areas thoughtfully separated. Stretching across the front of the flat, the reception room is a particularly inviting space, with three tall windows drawing in plenty of natural light. Measuring over 17ft in width, there's ample room for comfortable seating and a dining table, while a feature fireplace adds character and a natural focal point. The separate fitted kitchen offers a practical arrangement of cupboards and work surfaces, alongside space for a small table for everyday meals. A built-in cupboard provides useful additional storage, and a window above the sink keeps the room bright. Positioned at the rear, the main bedroom is a generous double, with twin windows overlooking the garden and extensive fitted wardrobes incorporating a dressing area. The second bedroom would make a lovely nursery, guest room or home office, giving you flexibility as your needs change. Off the hallway, the bathroom includes a bath with an overhead shower, a washbasin and WC, with natural light from two windows. Outside, steps lead down to the south-facing garden, which extends to approximately 33ft. With lawn and established planting, it offers a welcome outdoor retreat for summer lunches, growing your favourite flowers or simply enjoying a quiet moment in the sunshine. With classic Warner appeal, bright and well-proportioned accommodation, and a sought-after setting in the Lloyd Park neighbourhood, this is a home with plenty to look forward to.

Set just off Forest Road, moments from Lloyd Park, Badlis Road is wonderfully placed to enjoy this much-loved corner of Walthamstow. Walthamstow Central is within walking distance, offering the Victoria Line for connections across London and London Overground's Weaver line for direct services to Liverpool Street. Nearby bus links provide further options for getting around. For families, The Winns Primary School is a short walk away, while Greenleaf Primary School is also nearby, giving buyers a choice of local schools to explore. There's plenty to enjoy close to home, from a relaxed meal at The Bell on Forest Road to the cafés and independent businesses along Hoe Street. Le Délice café in Lloyd Park is a lovely spot for a coffee and a bite to eat after a stroll, while Soho Theatre Walthamstow adds comedy, live performances and an exciting option for an evening out, all within easy reach. Lloyd Park is a real highlight of the location, with its leafy grounds, tennis courts and children's play areas offering space for everything from morning walks to active afternoons. The William Morris Gallery brings art and culture to your doorstep, while the popular Saturday market is perfect for picking up fresh produce, enjoying street food and easing into the weekend.

Ratings

Energy Efficiency Rating	**60**
Council Tax Band	**B**

0.7 Miles

Garden

Permit Parking

1

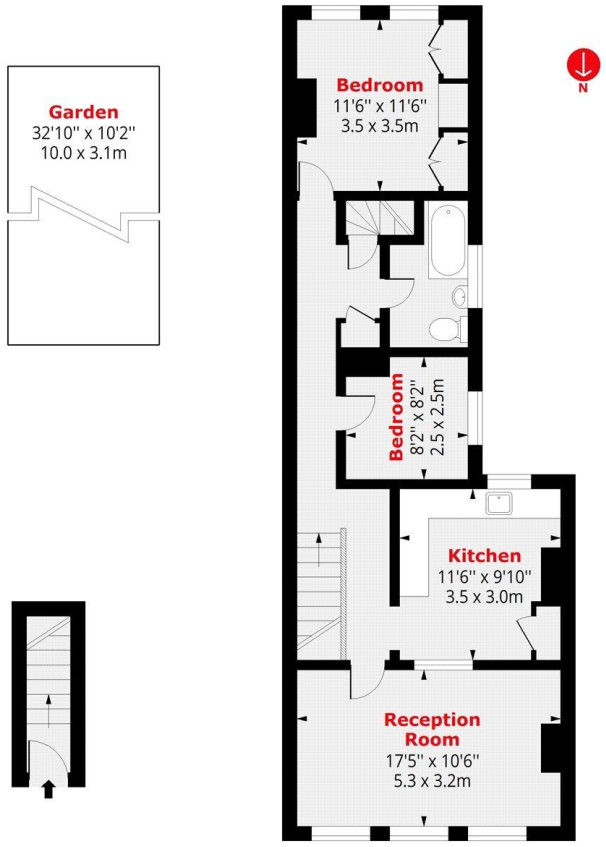
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Floor Plans

Badlis Road, E17

Approx. Gross Internal Area 794 Sq Ft - 73.76 Sq M



Ground Floor
Floor Area 31 Sq Ft - 2.88 Sq M

First Floor
Floor Area 763 Sq Ft - 70.88 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.

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Date: 11/10/2023