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

179 Hoe Street
London
E17 3AP

central-estates.co.uk

Courtenay Road
Walthamstow E17 6LY

Ground Floor Leasehold Flat

Asking Price £500,000









With a welcoming feel, bright interiors and a generous garden to call your own, this two double bedroom ground floor flat is a lovely find in an excellent Blackhorse location. Offering approximately 662 sq. ft., it combines a comfortable reception/dining room with a modern fitted kitchen and a stylish shower room. Offered with no onward chain, it's an appealing home for buyers looking to settle into this popular corner of Walthamstow. At the front, the reception room is filled with natural light from a wide window, with a brick fireplace recess and timber mantel adding character. There's space to stretch out on the sofa as well as gather around a dining table, making this an inviting setting for relaxed evenings and meals with friends. The separate kitchen is thoughtfully arranged, with Shaker-style cabinetry, wood-effect worktops and tiled splashbacks. A built-in oven and gas hob sit alongside a good range of cupboards and drawers, while a handy breakfast perch provides a spot for your morning coffee. A door from the kitchen leads outside, giving you convenient access to the garden. Set at the rear, the principal bedroom enjoys a leafy garden outlook and benefits from fitted wardrobes, leaving plenty of room for a double bed and additional furniture. The second double bedroom is currently arranged as a home office and guest room, offering flexibility as your needs change. Off the hallway, the beautifully finished shower room features a generous walk-in shower, a countertop basin above a timber vanity unit and a heated towel rail. Warm-toned tiling and brass fittings give the space a smart, cohesive finish, while hallway cupboards add useful everyday storage. Outside, the sole-use garden extends to approximately 43ft, with lawn, established planting and room for outdoor seating. Whether you're hosting a summer lunch, trying your hand at gardening or simply enjoying a quiet moment in the fresh air, it's a wonderful extension to the living space. A shed at the far end provides practical storage for tools and garden essentials.

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.

0.2 Miles

Garden

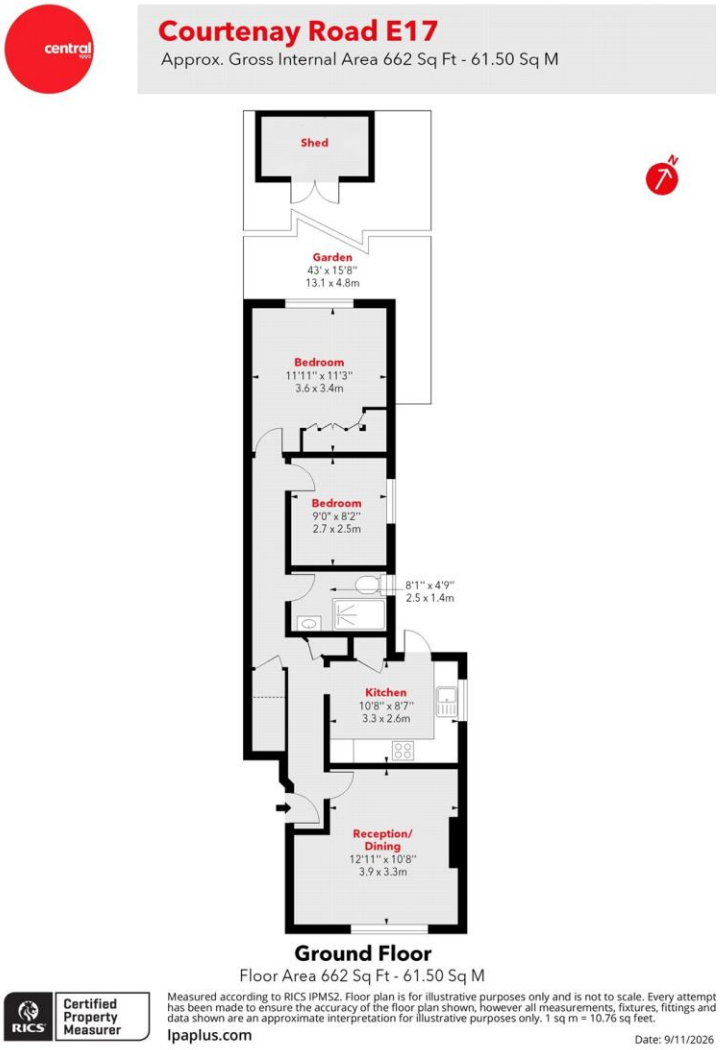
Permit Parking

1

2

1

Floor Plans



Features

- Approx. 662 Sq. Ft
- Two Double Bedroom Flat
- Modern Fitted Kitchen
- 43ft Sole Use Garden
- No Onward Chain
- Excellent Blackhorse Location
- Leasehold 104 Years
- Ground Rent £100 p/a
- Service Charge £125 p/a (includes building insurance)

Energy Efficiency Rating	**71**
Council Tax Band	**B**