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Edward Road
Walthamstow E17 6LU

First Floor Leasehold Flat

OIEO £400,000









Set behind the handsome brick façade of a Victorian conversion, this beautifully presented one-bedroom first-floor flat offers approximately 563 sq. ft. of bright and inviting living space, with the added benefit of a generous loft and a delightful rear garden. Decorated in fresh, neutral tones throughout, the property has a wonderfully light and airy feel, with warm wood-effect flooring creating a lovely sense of continuity. The impressive 15ft reception room is a particular highlight, with its large bay window, high ceilings and decorative fireplace surround creating a charming setting for both relaxing and entertaining. Just behind, you'll find a well-proportioned double bedroom, while the stylish kitchen/diner features sleek white cabinetry, wood worktops, soft green metro tiling and plenty of room for dining. Completing the accommodation is a beautifully finished contemporary bathroom with textured tiling and a stylish vanity unit. A real bonus is the additional 119 sq. ft. of loft space, accessed via a pull-down ladder, complete with electrics, lighting and generous eaves storage, offering potential to create a further bedroom, subject to the necessary permissions and building regulations. Outside, the 31ft rear garden provides a lovely space to enjoy a morning coffee, potter amongst the plants or entertain friends during the warmer months. Offered with no onward chain, this charming home would make a fantastic first-time purchase.

Edward Road is a highly sought-after turning on 'The Ladder', perfectly positioned between Blackhorse Road and St. James Street, offering a wonderful balance of urban convenience and neighbourhood charm. With Blackhorse Road station just a short stroll away, the Victoria Line provides swift access to the West End, while Overground services from St. James Street will whisk you into London Liverpool Street in under 20 minutes. The vibrant local community boasts a fantastic selection of independent shops, cafés, bars and restaurants, with CRATE St James and our personal favourite, '56 St. James', right on your doorstep. A few minutes in the other direction brings you to the renowned 'Beer Mile', home to independent, dog-friendly microbreweries, taprooms and ever-changing pop-up food spots, along with Burnt Faith, where you can enjoy a delicious brandy cocktail. The bustling Walthamstow Market is also within easy reach, while the stunning Walthamstow Wetlands, with 500 acres of open water and wildlife to explore, offers a peaceful escape from city life. With excellent transport links, an exciting independent food and drink scene and a wonderfully friendly community, it's easy to see why this pocket of Walthamstow is so desirable.

0.4 miles

Garden

Permit Parking

1

1

1

Features

- Approx. 563 sq. ft.
- One Double Bedroom
- Potential to Extend (STPP)
- No Onward Chain
- Spacious Kitchen/Diner
- Leasehold 96 Years
- Ground Rent £150 p/a

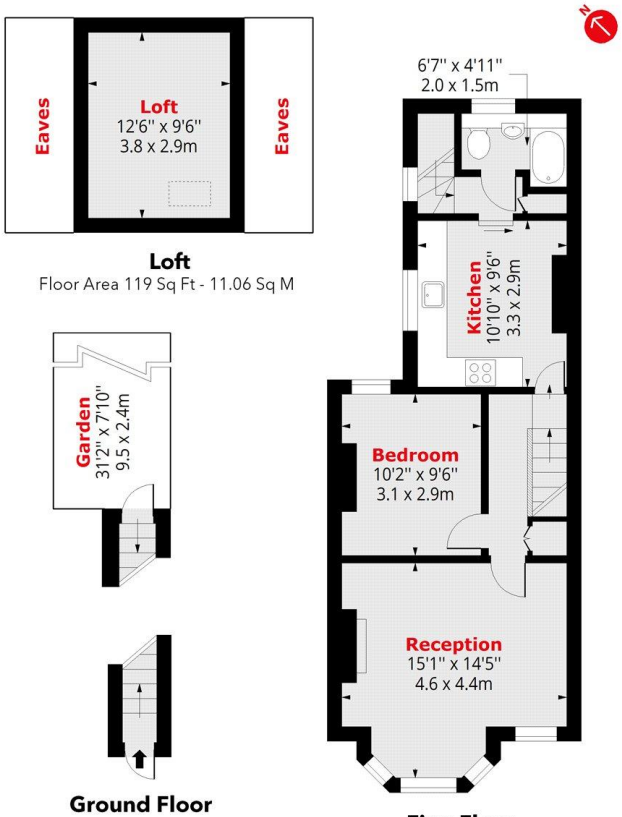
Ratings

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

Floor Plans

Edward Road E17

Approx. Gross Internal Area 563 Sq Ft - 52.30 Sq M
Approx. Gross Loft Area 119 Sq Ft - 11.06 Sq M
Approx. Gross Eaves Area 133 Sq Ft - 12.36 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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