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Devonshire Road
Walthamstow E17 8QJ

First Floor Leasehold Flat

Asking Price £475,000









Full of warmth and period charm, this two bedroom first floor flat offers approximately 615 sq. ft. of thoughtfully arranged living space, together with a sole use garden. With a long lease of 148 years, peppercorn ground rent and no service charge, it's an appealing choice for first-time buyers looking for a welcoming home with outdoor space of their own. Your own entrance opens to stairs leading up to the first floor, where the front reception room provides a bright and inviting place to unwind. Two tall windows draw in plenty of natural light, while an attractive period fireplace creates a lovely focal point. There's comfortable space for a sofa and armchair, making this an ideal setting for relaxed evenings or catching up with friends. Set separately towards the rear, the modern fitted kitchen makes excellent use of its layout, with cabinets and work surfaces arranged on three sides. A gas hob, raised oven and generous storage make everyday cooking straightforward, while windows on two sides keep the room feeling light and airy. The main bedroom is a comfortable double with room for wardrobes and additional furniture. The second bedroom, currently used as a home office, offers flexibility for those working from home or looking for a nursery or guest room. Off the landing, the bathroom features a bath, countertop basin, WC and heated towel rail, with a window providing natural light and ventilation. Outside, the sole use garden measures approximately 20ft and offers a lovely opportunity to create your own outdoor retreat. A paved area provides space for a bistro table and chairs, while the planting area is ready for anyone keen to add flowers or greenery. A useful shed provides additional storage, completing this charming home.

Devonshire Road is well placed for enjoying both the convenience of central Walthamstow and the charm of Walthamstow Village. Walthamstow Central is within walking distance, offering Victoria line connections into the West End and direct Weaver line services to London Liverpool Street. Walthamstow Queen's Road provides another useful option nearby, with Suffragette line services running between Gospel Oak and Barking Riverside. For weekends and evenings out, Walthamstow Village is within easy reach, with Orford Road's independent shops, cafés and neighbourhood favourites offering plenty to explore. Pick up something delicious at Eat17, stop by The Village Bakery or settle in for a relaxed meal at The Queen's Arms. Closer to home, Hoe Street adds a handy choice of shops and places to eat, giving you plenty of options without venturing far. For outdoor downtime, nearby Thomas Gamuel Park offers a welcome local green space, while Wingfield Park provides another pleasant spot towards the Village. St James Park is also within walking distance, offering more space for a stroll or a little weekend relaxation. Slightly further afield, Walthamstow Wetlands is within easy reach for longer walks, birdwatching and a peaceful escape among its expansive reservoirs, bringing a lovely balance of urban convenience and nature.

Ratings

Energy Efficiency Rating	**67**
Council Tax Band	**B**

0.5 Miles

Garden

Permit Parking

1

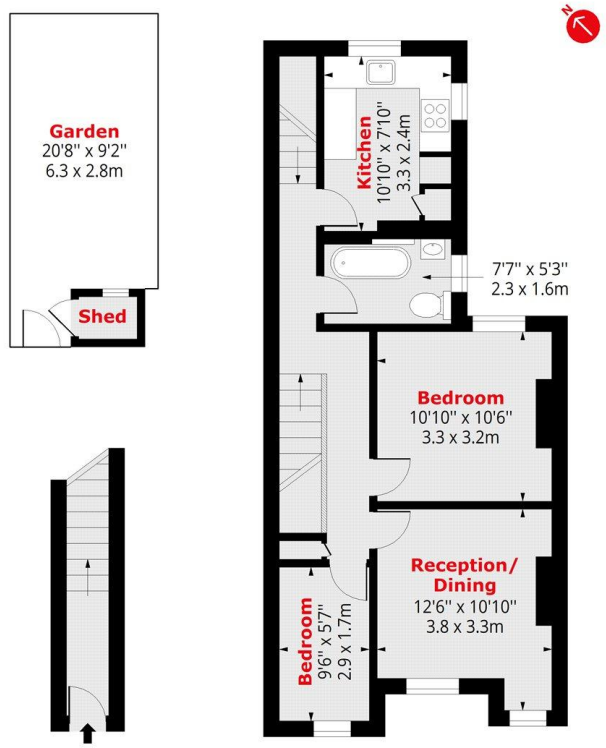
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Floor Plans

Devonshire Road E17

Approx. Gross Internal Area 615 Sq Ft - 57.13 Sq M



Ground Floor
Floor Area 50 Sq Ft - 4.74 Sq M

First Floor
Floor Area 565 Sq Ft - 52.49 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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