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The Drive
Walthamstow E17 3DH

Upper Floor Leasehold Flat

OIEO £375,000









A leafy outlook and a private balcony give this bright two-bedroom flat at Walton House a lovely sense of calm. Set on the top floor, it offers approximately 763 sq. ft. of well-laid-out living space, with two double bedrooms, a 213-year lease and no onward chain. It's an inviting first home with plenty of room to make your own. The spacious reception and dining room is the heart of the flat, with room for a generous sofa and a proper dining table for evenings with friends. The window recess makes a natural spot for a desk or reading chair, while a glazed door opens directly onto the private balcony. With mature trees framing the view along Drive Road, it's a lovely place to step outside with your morning coffee. The separate fitted kitchen pairs pale cabinetry with wood-effect worktops, with plenty of space for cooking and a window above the sink. Both bedrooms are comfortable doubles with wide windows. The larger room enjoys a leafy outlook, while the second has room for a double bed and a desk, making it equally suited to guests or working from home. Off the hallway, you'll find a bathroom with a bath and handheld shower, along with several built-in storage cupboards.

Step outside and you're just a short stroll from the charm of Walthamstow Village, where cobbled lanes are lined with boutique shops, cosy pubs, and fantastic restaurants. Weekends are made for exploring local gems like Wild Card Brewery, God's Own Junkyard, and the Wood Street Vintage Market. Green spaces such as Lloyd Park are close at hand, while the lively Walthamstow High Street and its famous mile-long market bring everyday convenience and vibrancy. Commuters will love the excellent transport links: Walthamstow Central is under 10 minutes' walk, offering the Victoria Line and Overground services for a quick journey into central London. Wood Street Overground is also nearby, connecting you to Liverpool Street in around 15 minutes via Hackney. This is East London living at its finest, a bright and welcoming flat with private outdoor space, in a location that balances tranquillity with vibrant city energy. Whether it's boutique shopping, green parkland, or an easy commute you're after, this property has it all.

0.6 Miles

Balcony, Communal Gardens

Permit Parking

1

2

1

Features

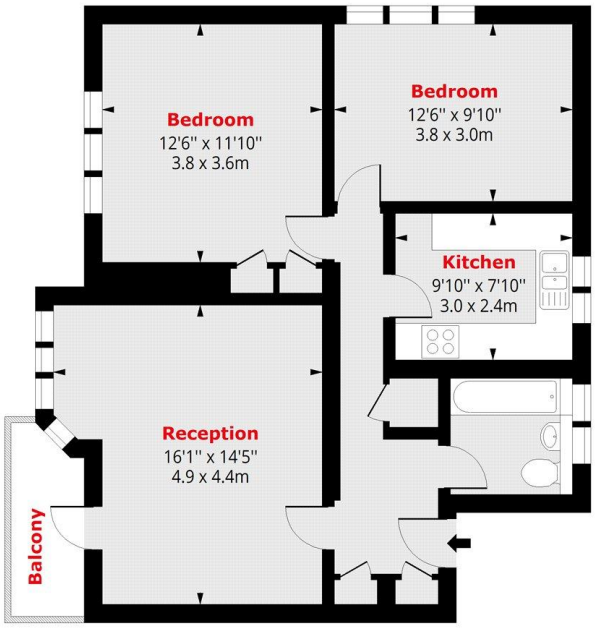
- Approx. 763 sq. ft.
- Two Double Bedroom Flat
- Spacious Reception/Dining Room
- Perfect for First Time Buyers
- No Onward Chain
- Leasehold 213 Years
- Service Charge £143 p/m
- Ground Rent £10 p/a

Ratings

Energy Efficiency Rating	**69**
Council Tax Band	**B**

Floor Plans

Walton House, E17
Approx. Gross Internal Area 763 Sq Ft - 70.88 Sq M
Approx. Gross Balcony Area 38 Sq Ft - 3.53 Sq M



Second Floor
Floor Area 763 Sq Ft - 70.88 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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