



CHURCHILL
estates



Edward Road, Walthamstow

Guide Price £475,000

Tenure : Leasehold

Floor Area : 538.00 sq ft

Local Authority : Waltham Forest


Council Tax Band : B

Bedrooms : 2

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Nestled in a tranquil, tree-lined street within the highly coveted area of Walthamstow, this exquisite two-bedroom ex-Warner flat seamlessly blends period charm with contemporary living. Thoughtfully presented, this elegant ground-floor residence on Edward Road spans 538 square feet, featuring a meticulously planned layout that offers both comfort and style.

With its inviting ambiance, this property presents an exceptional opportunity for the discerning buyer seeking a cosy sanctuary, while enjoying convenient access to local amenities and excellent transport links.

Upon entering the two generously proportioned double bedrooms, each awash with an abundance of natural light, a sense of serenity and calm pervades the space. The second bedroom, offering delightful views of the garden, further enhances this tranquil atmosphere—creating an ideal environment for rest and rejuvenation. Both rooms are thoughtfully designed with built-in wardrobes, ensuring ample storage while offering the flexibility to incorporate additional furnishings, such as desks or shelving, all complemented by the high ceilings. These rooms serve as an impeccable retreat, well-suited for young professionals, couples, or anyone seeking a refined balance of comfort and spaciousness.

Moving into the thoughtfully designed kitchen/breakfast room, this space is fully equipped to meet the demands of modern living. With contemporary appliances, abundant storage, and ample counter space, it is both functional and practical. Whether enjoying a casual breakfast or preparing an elaborate dinner, the kitchen provides all the essentials. The open-plan layout seamlessly transitions into the lounge, subtly defined by a kitchen island, creating a distinct area for relaxation. The lounge is further enhanced by a large bay window that overlooks the garden, deepening the sense of tranquillity.

The three-piece bathroom is designed with both style and functionality in mind. To ensure comfort throughout the year, underfloor heating is included, providing a warm and inviting atmosphere during colder months. Finished with high-quality fixtures and fittings, the bathroom offers a composed space for personal care and relaxation.

A standout feature is the sun-soaked, west-facing shared garden, extending approximately 40 feet. This outdoor oasis provides an exceptional retreat, ideal for alfresco dining, gardening, or simply enjoying the tranquillity of the open air. With its serene and uninterrupted atmosphere, it offers the perfect setting for both refined entertaining and a private respite.

Situated on the 'Blackhorse Ladder', you'll be just under half a mile from both Blackhorse Road and St. James Street stations, offering easy access to the Victoria Line and overground trains, reaching London Liverpool Street in approximately 20 minutes. Close by, Crate17 provides a vibrant space to unwind, home to a variety of start-ups and local businesses, such as street food vendors, bars, boutiques, shared workspaces, and cafes. For nature lovers, Hackney Marshes and The Wetlands are only minutes away, with cycling and walking trails to explore.

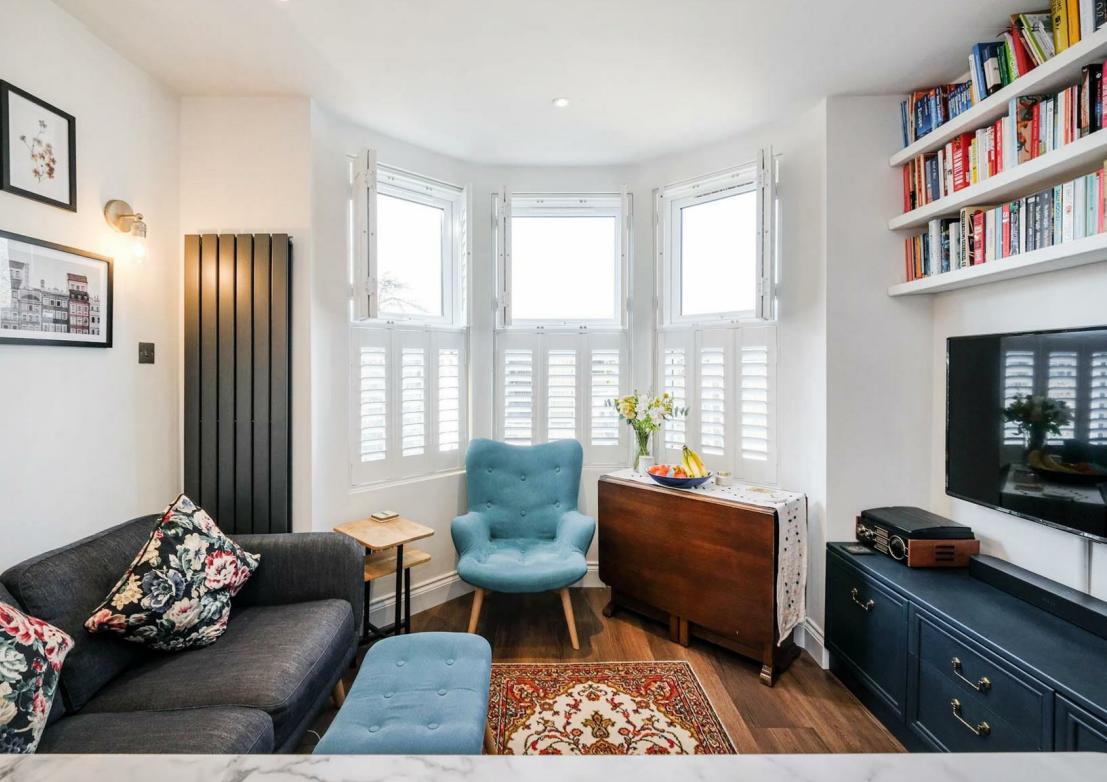




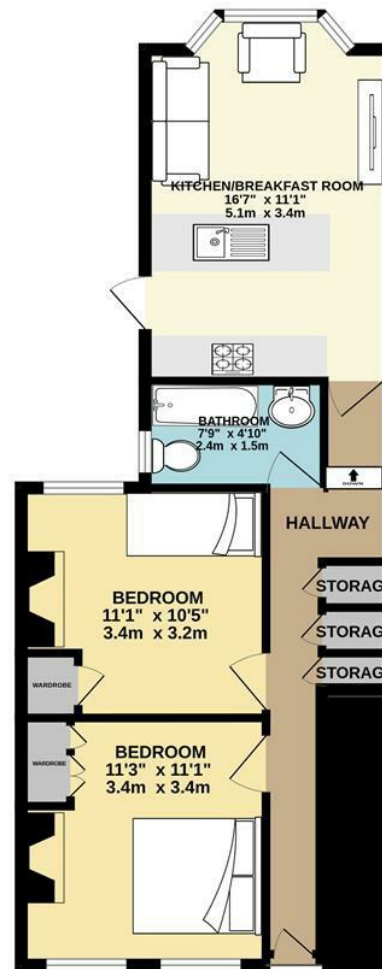


- Warner Built
- Ground Floor Maisonette
- Two Double Bedrooms
- Walthamstow Wetlands Nature Reserve
- Shared West-Facing Garden
- 0.3 Miles to Blackhorse Road Station
- Access to Walthamstow High Street
- Long Lease Remaining
- Original Features
- Gas Central Heating





GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA: 538 sq.ft. (50.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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