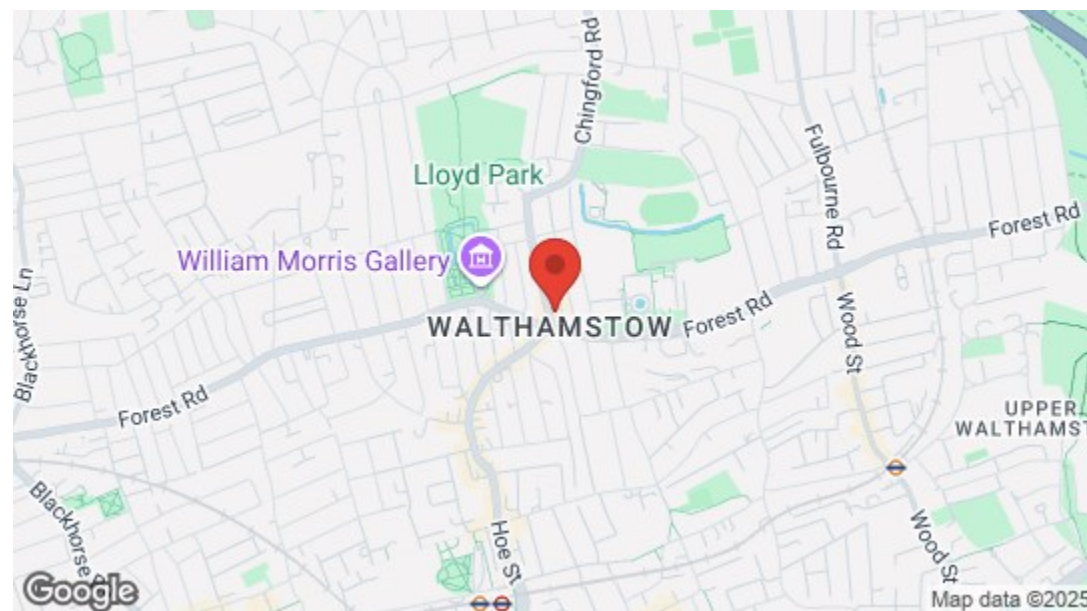


 Chingford Road, Walthamstow
 Offers In Excess Of £675,000 Freehold
 1 Bed Investment



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



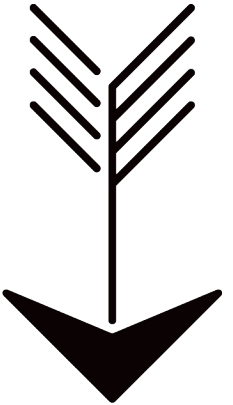


Features

- Vacant First Floor One Bedroom Apartment
- Mid Terraced Building Set on Retail Parade
- Freehold Investment Opportunity
- Ground Floor let to Popular Local Cafe
- Cafe Has External Terrace and Garden Room
- Cafe lease has upward only rent review in November 2028
- Rear access to the Commercial Element
- Potential to Extend the Residential Element
- Located Close at Bell Corner and a Short Walk to Lloyd Park
- Short Walk to Walthamstow Central

A fantastic and rare opportunity to purchase the freehold interest in this building, comprising a beautiful one-bedroom apartment along with the commercial unit on its ground floor, which operates as a much-loved neighbourhood cafe, all tucked in a lovely pocket of E17 right by Lloyd Park.

Highlights include the immaculate decor and open plan-style living space, while the commercial space benefits from a large outdoor dining space with a garden room at the rear.



A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable. Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD
E17 BRANCH MANAGER





➡ IF YOU LIVED HERE...

On the ground floor you'll find the commercial space run by Bühler and Co, which has helped put this little parade on the map thanks to its excellent vegan-focused menu. Visitors to who pass by on the way to Lloyd Park and the William Morris Gallery view this cafe as a neighbourhood hub, but unbeknownst to them, the residential space above is just as stunning...

You'll love the level of consideration that's gone into designing the apartment - every inch is beautiful, from the exposed brickwork to the inky blue walls. The open plan kitchen/living room is a generously sized space, with plenty of natural light flowing in, while the bedroom is just as plush, with immaculate decor and soft carpeting. Finally, the bathroom is gorgeously vintage in-style, with traditional fittings and an over-tub shower.

As for the location, this is an excellent spot which benefits from being between positioned between Walthamstow's much-loved Lloyd Park and all the amenities of Hoe St.

Within a few months you'll be able to enjoy being just a few minutes on foot from the much-anticipated Soho Theatre Walthamstow, which has been given a £30m investment as part of the council's London Borough of Culture 2019 commitment to the arts and community. Expect it to be truly epic.

And if you need to travel beyond E17, it couldn't be easier; Walthamstow Central station is around 15 mins on foot and allows quick and direct access to both Oxford Circus and Liverpool Street via the Victoria line and Overground respectively.

WHAT ELSE?

- The Soho Theatre Walthamstow is now open, and you can enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about four mins on foot.
- East of Eden of just a hop away, offering yoga and pilates in peaceful surroundings, while the Waltham Forest Feel Good Centre is even nearer, where you'll find a gym with a 400m running track and 25m fitness pool with separate diving pit and teaching pool.
- If you want a change of scene from Lloyd Park, head to Fellowship Square for its impressive fountains. Look out for the excellent calendar of events run by the local authority. Walthamstow Village is also well worth the 15 minute walk. Packed with impressive architecture, excellent food and drink-based perks - as well as London's 'poshest Spar' (according to the Evening Standard), it regularly draws visitors from across the capital.

