



44 Sybourn Street, London, E17 8HA

Offers in excess of £450,000



Discover the perfect blend of historic charm and modern living in this delightful first-floor Warner flat, situated on the picturesque Sybourn Street in Walthamstow. This property offers a unique opportunity to own a piece of local history while enjoying contemporary comforts. Embrace the distinctive architectural features of a Warner home, including high ceilings, large windows, and the iconic dual-door entrance under a shared archway. The property boasts a spacious reception room situated to the front offering the ideal space to entertain friends and family. The bedrooms are generously sized rooms with ample natural light, providing a comfortable and inviting atmosphere. The kitchen has been tastefully updated to meet today's standards, ensuring convenience and style whilst including a wealth of integrated appliances. The bathroom also modernised to a high standard, includes part tiled walls and a rainfall shower head. The shared rear garden has been divided and offers the opportunity to enjoy outdoor space perfect for relaxation or gardening, a hallmark of Warner properties fostering community spirit.

- Two Bedrooms
- Shared Rear Garden
- Private Front Entrance
- Annual Ground Rent £250
- 780 sq ft (72 sq m)
- First Floor Warner Flat
- Excellent Condition Throughout
- Lease 118 Year Remaining
- Annual Insurance Premium £358.30
- EPC Rating: C

