



Tudor Court, London, E17

BUTLER & STAG



**Price Guide £400,000 - £425,000**

**Welcome to your new home in the heart of Walthamstow! Nestled within a modest yet charming Tudor-style block, this beautifully spacious two-bedroom apartment on the ground floor offers a perfect blend of comfort, convenience, and style.**



## Leasehold

- Ground Floor Apartment
- Two Bedrooms
- Well Presented Throughout
- Private Rear Garden
- Good Lease
- Located In The Markhouse Road Area

As you step inside, you're greeted by a generous lounge bathed in natural light streaming through leaded windows, creating a warm and inviting atmosphere for entertaining guests or simply unwinding after a long day. The sleek, modern kitchen boasts fitted cream cabinets, light green tiled splashbacks, timber-effect countertops, and high-quality stainless steel appliances, making meal preparation a delight.

Both bedrooms are smartly designed doubles, featuring engineered hardwood flooring and tranquil views of leafy green surroundings. The immaculate bathroom is a testament to luxury, with flawlessly finished marbled white large format tiling adding a touch of elegance to your daily routine.

Step outside onto your raised rear deck, where you'll find yourself overlooking your own private oasis – a beautifully maintained rear garden offering the perfect sanctuary for enjoying your morning coffee or evening glass of wine amidst nature's embrace.

Convenience is at your doorstep with St James Street overground station just a fourteen-minute walk away, providing direct twenty-minute runs to Liverpool Street. If you're a nature enthusiast, you'll be spoiled for choice with St James Park, Honeybone Allotments, Lee Valley Park, and the tranquil expanses of Walthamstow Wetlands all within easy reach.

Education options abound with eighteen schools and colleges within walking distance, all boasting 'Good' or better ratings from Ofsted, including the 'Outstanding' South Grove Primary just a short eight-minute stroll away.

With a long lease ensuring peace of mind and access to excellent leisure facilities at Walthamstow Leisure Centre just a five-minute stroll around the corner, this apartment offers the perfect blend of modern living and suburban tranquility. Don't miss out on the opportunity to make this your new home sweet home!

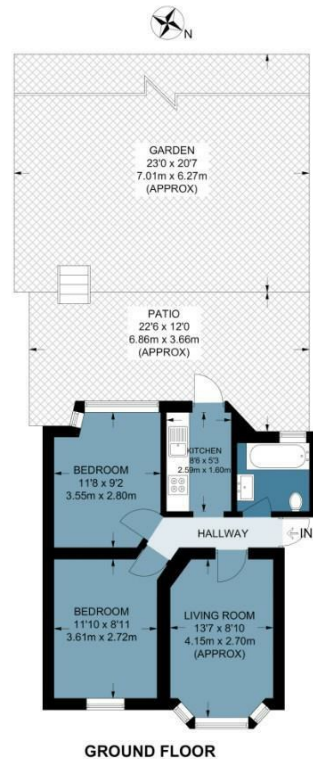




## 17 Tudor Court

Approx. Gross Internal Area 44.7 Sq M ( 481 Sq Ft )

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GROUND FLOOR

Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.  
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☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

[www.butlerandstag.uk](http://www.butlerandstag.uk)

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.