



St. Johns Road, E17 4JH
London





I DIDN'T GO TO
WORK TODAY...
... I DON'T THINK
I'LL GO TOMORROW
LET'S TAKE CONTROL OF OUR LIVES
AND LIVE FOR PLEASURE NOT FUN

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St. Johns Road, E17 4JH

Nestled on the charming St. Johns Road in London, this delightful house offers a perfect blend of comfort and convenience. With its prime location in the sought-after Chapel End area, residents will enjoy the ease of a short stroll to Wood Street Station, making commuting a breeze.

The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, a versatile loft room adds extra space tailored to your needs.

For those who appreciate outdoor activities, Chestnuts Field is easily accessible, providing a lovely green space for leisurely walks or picnics. This house is not just a home; it is a gateway to a vibrant community with excellent transport links and local amenities.

Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy life in one of London's charming neighbourhoods. Don't miss the chance to make this house your new home.

Offers In The Region Of £425,000



- **Two Bedroom**
- **First Floor Flat**
- **Easy Access to Chestnuts Field**

Locality

Welcome to St. Johns Road, a sought-after address nestled in the vibrant neighbourhood of Walthamstow, East London. Located in the E17 4JH postcode, this tree-lined residential street offers an ideal blend of period character, excellent amenities, and strong transport connections — all within a thriving and well-established community. Education & Schools

This location is ideal for families, with several Ofsted-rated 'Outstanding' and 'Good' schools within walking distance. Top choices include:
 Woodside Primary Academy – Outstanding (0.3 miles)
 Our Lady and St George's Catholic Primary School – Good
 Frederick Bremer Secondary School – Good (0.2 miles)
 Walthamstow School for Girls – Outstanding (0.7 miles)

Transport & Connectivity

Commuters are well served by both rail and Underground links. The Wood Street Overground Station is just 0.6 miles away, while Walthamstow Central Station (Victoria Line and National Rail) is approximately 0.9 miles away, offering direct access to central London and beyond.

Local Amenities & Culture

St. Johns Road is within easy reach of:
 Walthamstow Market – Europe's longest outdoor market
 Lloyd Park – A popular green space perfect for families
 Walthamstow Wetlands – A beautiful nature reserve
 William Morris Gallery and Walthamstow Pumphouse Museum – Celebrating local heritage and creativity

Tenure & Council Tax

- **Short walk to Wood Street Station**
- **Loft Access**
- **Chapel End Location**

Tenure: Share Of Freehold

Lease length: Brand New Lease On Completion

Service Charge: £0

Ground Rent: £0

Council Tax Band: B

Annual Council Tax Estimate: £1,772

Construction Type: Brick

Flood Risk: Rivers & Sea-Very Low , Surface Water-Very Low

First Floor Landing

Open Bullustrade, Stairs to Loft room, carpeted flooring, storage cupboard.

Lounge/Kitchen 15'0x11'2 (4.57mx3.40m)

Double Glazed windows to the front aspect, spotlights, Oak flooring, power points, Tv Aerial point, tiled splash backs, range of base and wall units with roll top worksurfaces, integrated cooker, electric over, gas hob, sink drainer unit, space for fridge freezer, plumbing for washing machine.

Bedroom One 9'8x12'11 (2.95mx3.94m)

Double Glazed windows to the rear and side aspect, double radiator, carpeted flooring, power points.

Bedroom Two 9'6x10'11 (2.90mx3.33m)

Double glazed windows to the rear aspect, carpeted flooring, power points.

Loft Room 15'3x20'1 (4.65mx6.12m)

Boarded flooring, power points, velux windows.

Bathroom

Double Glazed opaque window to the side aspect, part tiled walls, heated towel rails, panel enclosed bath with thermostatically controlled shower, hand wash basin with mixer taps, low level flush WC.





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Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



TOTAL FLOOR AREA : 54.0 sq.m. (581 sq.ft.) 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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