



Total Area: 64.6 m<sup>2</sup> ... 696 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

Reception Room  
14'9" x 10'4"

Kitchen/Diner  
12'1" x 10'10"

Bedroom  
12'9" x 10'5"

Bedroom

Bathroom  
7'4" x 7'3"

Balcony



## CHINGFORD ROAD, WALTHAMSTOW

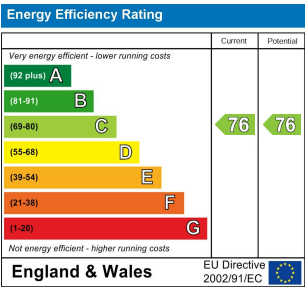
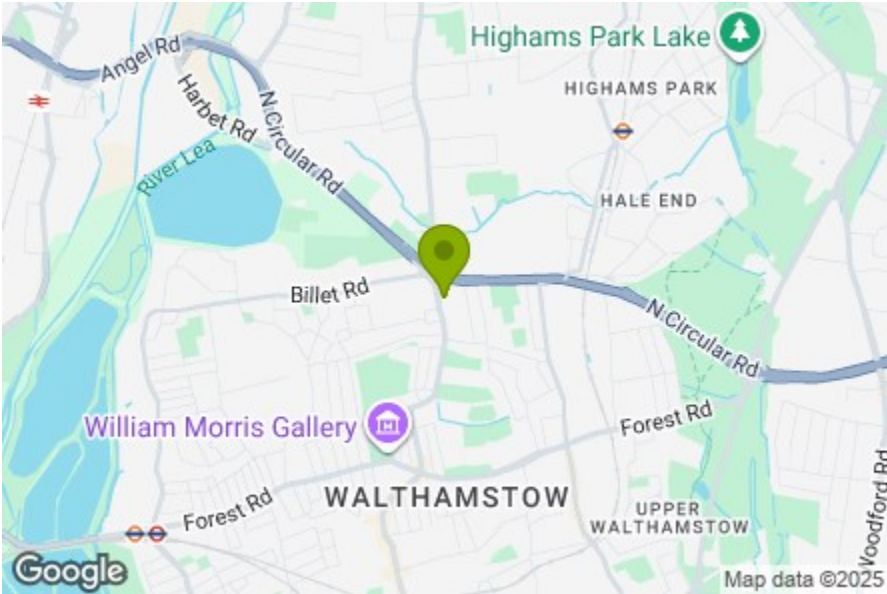
Offers In Excess Of £350,000 Leasehold  
2 Bed Flat



### Features:

- Second Floor Flat
- Two Bedrooms
- Short Walk to Lloyd Park
- Well Presented
- Private Balcony

This second-floor flat offers a blend of comfort and style with two spacious bedrooms and inviting living areas. A private balcony extends the reception room, providing an appealing spot to enjoy fresh air and leafy views. Just a short walk from Lloyd Park, with its landscaped gardens, weekend market and the William Morris Gallery, the location brings together green space and a strong sense of community. Well presented throughout, this home balances practicality with charm, making it an attractive option for those seeking both comfort and convenience in a desirable setting.



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#### IF YOU LIVED HERE...

Set on the second floor, this home unfolds into a series of light-filled, generously sized rooms. The reception stands out as an impressive space, with wood flooring underfoot and large windows drawing in natural daylight. A glazed door opens directly onto the private balcony, creating a seamless flow between indoors and out, with leafy views providing a calm backdrop. Across the way, the kitchen and dining area brings warmth and character, with deep green tiling and natural wood finishes lending a stylish edge. The arrangement is both practical and welcoming, with the dining corner perfectly placed beside a window, making it an uplifting spot to share meals while enjoying glimpses of the trees outside. Both bedrooms are generous doubles with wide windows that frame views of greenery, bringing in plenty of natural light. One also features two built-in cupboards, adding useful storage while keeping the room spacious. The bathroom is finished with crisp white tiling contrasted by dark flooring, keeping the look clean and modern. A bath with overhead shower offers flexibility for both quick mornings and long evenings of relaxation, while a window brings in soft natural light. Overall, the property combines generous proportions with thoughtful details,

offering a home that feels both practical and effortlessly appealing. The neighbourhood surrounding this home offers a vibrant mix of green spaces, independent cafés, and welcoming community spots. Just 5 minutes away, Lloyd Park provides wide open lawns, landscaped corners, a lively weekend market and the William Morris Gallery, making it a destination for both leisure and inspiration. Buhler & Co is close by for coffee and brunch, while The Dog & Duck brings the charm of a traditional local pub. Walthamstow Village is also within easy reach, its characterful streets lined with popular eateries and boutiques. Soho Theatre adds a cultural edge, and a little further on, Epping Forest's Doughnut offers expansive woodland walks and open skies.

#### WHAT ELSE?

Walthamstow Central Station is a little over a 20-minute walk, or a quick bus ride will get you there in just over 10 minutes from your door. The station sits on both the Victoria line and London Overground, giving fast and reliable routes into central London. The area is well-regarded for its cycle paths and bike-friendly routes, and a secure storage unit is available at the station. A wide choice of bus services also connects the neighbourhood to surrounding areas such as Leyton, Hackney and Stratford, making travel into and around London straightforward and convenient.



#### A WORD FROM THE EXPERT...

I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all.

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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