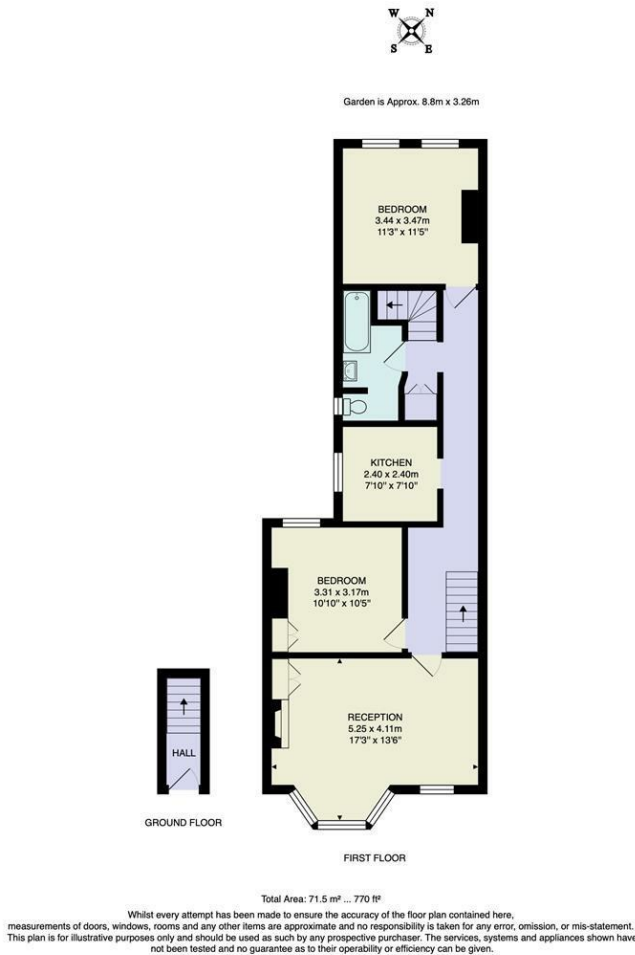




Reception
17'2" x 13'5"

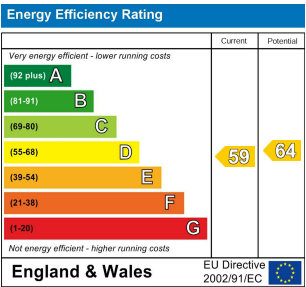
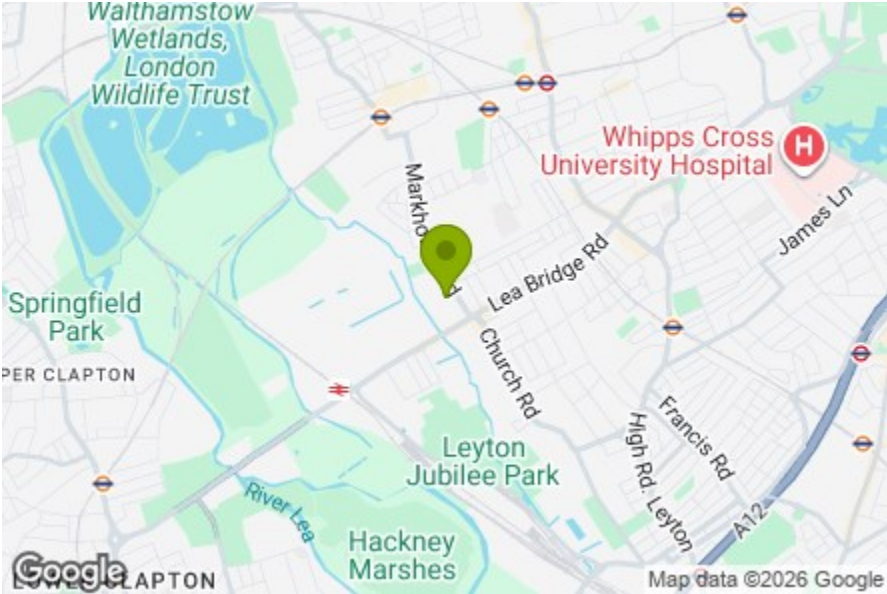
Bedroom
10'10" x 10'4"

Kitchen
7'10" x 7'10"

Bathroom

Bedroom
11'3" x 11'4"

Garden
28'10" x 10'8"



HARRIS STREET, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Warner Flat
- First Floor
- Spacious Bay Fronted Lounge
- Long Lease
- Own Section of Garden
- Beautifully Presented
- Loft Included In the Demise

A characterful two-bedroom Warner flat, set on the first floor in a well-connected Walthamstow pocket, with St James Street, Walthamstow High Street and local green spaces all within easy reach.

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IF YOU LIVED HERE...

You'd step up from your own ground floor entrance to a bright, thoughtfully arranged home with warm wooden floors and a calm, natural feel throughout. At the front, the spacious bay-fronted lounge has lovely proportions, built-in shelving, a fireplace and room to both relax and dine.

The kitchen is separate, with smart cabinetry, tiled splashbacks and a window bringing in natural light. Both bedrooms are well presented, with built-in wardrobes adding useful storage. The bathroom sits just off the hallway, while the loft access adds extra practicality.

Outside, side access leads to the garden, where a paved seating area, lawn and mature planting create a peaceful spot for warmer days. The flat also comes with a long lease.

WHAT ELSE?

- St James Street is close by for the Overground, as well as CRATE St James Street for food, drinks, events and independent traders.
- Leyton is within easy reach, with Francis Road's much-loved cafés, shops and neighbourhood restaurants close enough for weekend wandering.
- Walthamstow High Street is nearby for everyday essentials, while Jubilee Park and Coronation Gardens offer local green space in the Leyton direction.



A WORD FROM THE OWNER...

"The location is hard to beat. Being between Walthamstow, Leyton and Hackney means we feel like we're in the middle of it all, with more on the doorstep than you'd get from any one of them. Blondies and the Hare and Hounds are nearby, and St James Street has become our favourite spot. We're also two streets from an outstanding primary school. We have a spaniel, so Leyton Jubilee Park has been brilliant for weekday walks, and at weekends we head up to Hollow Pond."

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