

Total Area: 69.1 m² ... 743 ft²
All measurements are approximate and for display purposes only

Reception Room
13'0" x 13'0"

Kitchen
9'9" x 8'2"

Bedroom
15'3" x 9'8"

Bathroom
7'8" x 4'9"

Bedroom
12'1" x 9'2"

Garden
32'9"

Garden Studio
9'8" x 8'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



BADLIS ROAD, WALTHAMSTOW

Offers In Excess Of £500,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor Flat
- Well Presented
- Private Rear Garden
- Garden Studio
- Own Front Door
- Next to Lloyd Park
- Walking Distance to Walthamstow Central

Located in one of the most desirable parts of Walthamstow, this light-filled and generously sized two bedroom ground floor flat sits beside Lloyd Park, with Walthamstow Central also within walking distance. With its own front door, a private rear garden and a separate garden studio, it offers a lovely sense of privacy and ease, along with all the everyday appeal of this well loved part of E17.

REQUEST A VIEWING
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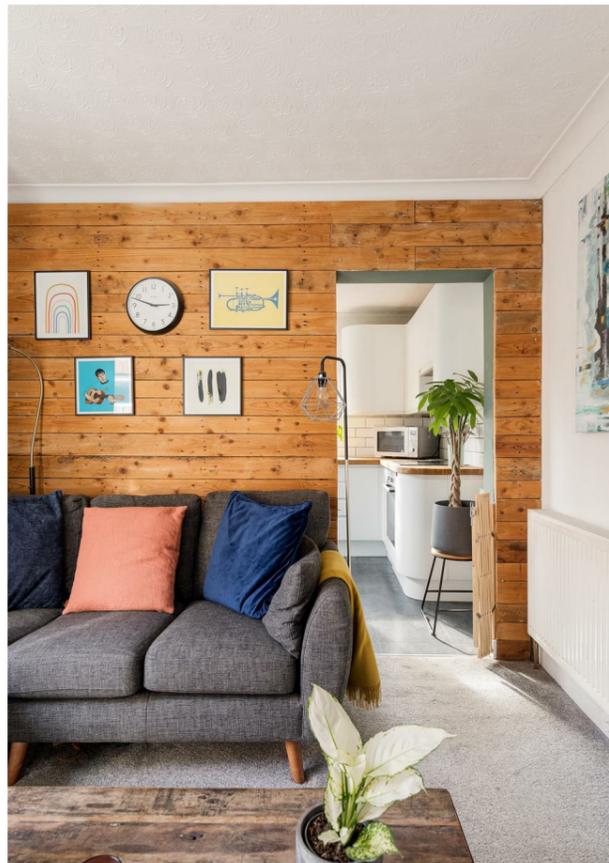
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IF YOU LIVED HERE....

Step through your own front door and into a central hallway that gives the flat a calm, practical flow. To the front, the kitchen is smartly finished with white cabinetry, timber worktops and classic metro tiling, while a deep green wall brings warmth and contrast. The bathroom sits just off the hall and has a more contemporary look, with large format grey tiling, dark fittings and a shower over the bath.

The reception room is set to the rear, making it a lovely social space with a real sense of privacy. It is bright and well balanced, with a characterful timber feature wall and bifold doors opening directly onto the garden, creating an easy sense of outdoor living in the warmer months. The principal bedroom is especially generous, while the second bedroom is also a good size, ideal as a guest room, study or nursery depending on what life calls for.

Outside, the garden has been thoughtfully arranged with a paved seating area, lawn and neatly planted borders, so it already feels

ready for summer lunches, slow weekend mornings and evenings spent outdoors. At the far end, the detached garden studio adds a very useful extra room, whether you need somewhere to work, make music, or simply keep a little distance between home life and everything else.

WHAT ELSE?

Lloyd Park is right alongside you here, with tennis courts, an outdoor gym, the Saturday market and the William Morris Gallery all adding to the appeal of daily life in this part of E17. Walthamstow Central is within walking distance, putting both the Victoria line and London Overground close at hand for straightforward journeys across London.



A WORD FROM THE OWNER....

"I've loved living in this flat. The private south facing garden feels remarkably un-overlooked, the living room has plenty of light, and the property has so much storage, which has been a huge bonus for me. Being a matter of seconds away from Lloyd park has been brilliant for multiple dog walks every day, along with the food markets on Saturdays. Plenty of local corner shops, coffee shops, nice pubs and good food have also helped! It's a peaceful family-friendly area, with friendly neighbours, and a nice sense of community. The water pressure is good, the wifi is good, and it holds heat well, so I've found my bills have never been extortionate!"

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