

Ground Floor

Total Area: 57.3 m² ... 616 ft²

All measurements are approximate and for display purposes only

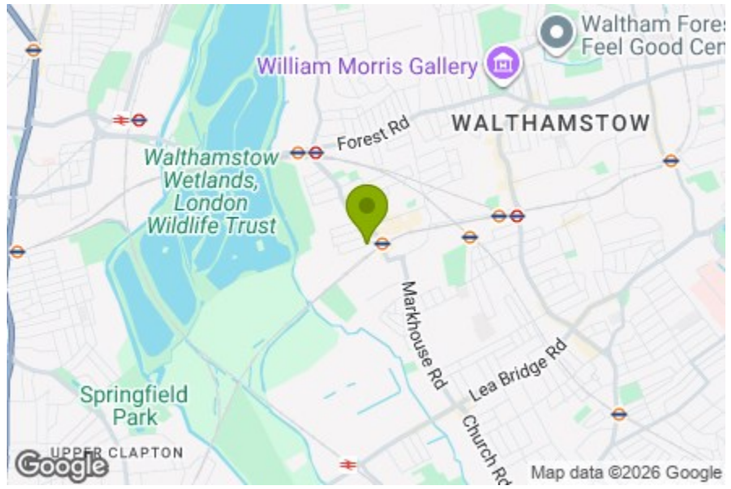
Kitchen/ Living Room
15'8" x 10'11"

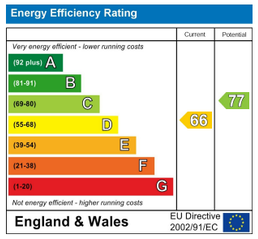
Bedroom
13'0" x 10'10"

Bedroom
12'10" x 10'9"

Bathroom
7'3" x 5'0"

Garden
14'9" x 16'4"





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LEUCHA ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold

2 Bed Maisonette

Features:

- Two Bedrooms
- Ground Floor Ex Warner
- Well Presented
- Private Rear Garden
- Own Front Door
- Close to St James's Street Station
- On the Doorstep of the Marshes

With the perfect blend of traditional charm and modern convenience, this two-bedroom ground floor ex-Warner maisonette has been thoughtfully reimagined, with the private section of the rear garden and bright open plan living area amongst the many highlights.

Located a short walk from St James Street and Blackhorse Road, it offers excellent transport options, as well as easy access to the much-loved Walthamstow Wetlands, and top-class food and drink-based amenities. It's one of the most buzzing parts of E17.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED HERE...

You'll be enjoying all the benefits of your timeless ex-Warner home. Built in the late 1800s, these striking red-brick properties remain hugely sought-after today thanks to their generous room sizes, flexible layouts and private entrances. Step through your traditional front door into a spacious hallway and you'll find your front bedroom, which is equally suited to life as a reception room. The period fire surround offers a great focal point, while original floorboards bring warmth and character.

Further along sits your second double bedroom, flawlessly finished and complete with bespoke storage.

The dine-in kitchen/living room continues the thoughtful design, with stylish fittings, contemporary appliances and a smart breakfast bar that subtly zones the space. Light flows freely here, and there's ample room for both dining and unwinding.

The bathroom brings more vintage charm, featuring a striking claw-foot tub with shower above. Outside, your private section of the garden is the perfect bonus and extension of your living space, with great potential for al fresco living.

As for beyond, you've got a surprisingly large amount of green space nearby, such as the Walthamstow Wetlands, which is a short stroll away.

You're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social. Even closer to home you'll find True Craft bar and pizzeria, as well as the dynamic box park-style social hub CRATE.

Need to escape beyond E17? Blackhorse Road station is a short stroll away for the super fast Victoria line and Suffragette Overground. St James Street is as close and will get you straight to Liverpool Street via the Weaver Overground. The cycling infrastructure is great too.

WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema. The buzzing Hoe St is just beyond, which is now home to the long awaited Soho Theatre Walthamstow.
-Situated in Walthamstow Pumphouse Museum - a short walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage. We'd call it a hidden gem, but it's already a Time Out favourite.
-Just a short hop away you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some takeout for your kitchen and check out some culture worth bragging about.



A WORD FROM THE OWNER....

"We really enjoyed living at Leucha Road. Super fast connections into central London with the station on our doorstep, but only a short walk from the tranquility of the marshes and wetlands. We have seen the area transform since we moved there in 2016 and it's improving continually. It's a great area to live for those needing to be in the city but with a quick escape to the countryside only a few steps the other way with Epping Forest."

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