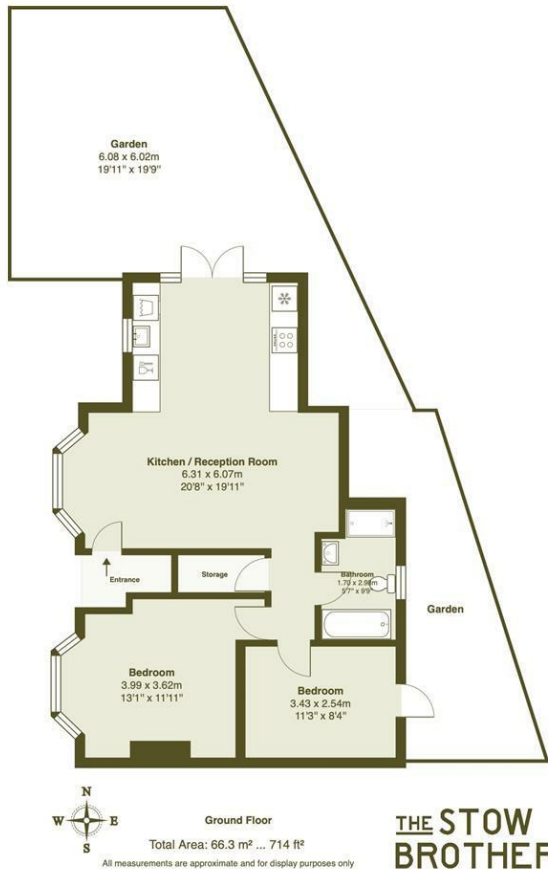




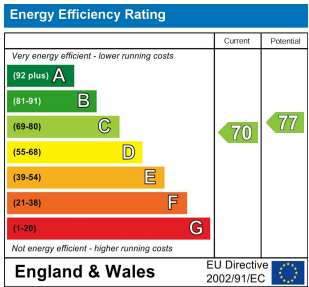
Kitchen/Reception Room
20'8" x 19'10"

Bedroom
13'1" x 11'10"

Bedroom
11'3" x 8'3"

Bathroom
5'6" x 9'9"

Garden
19'11" x 19'9"



CONNAUGHT ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Share of Freehold
2 Bed Flat



Features:

- Ground Floor Flat
- Two Bedrooms
- Own Garden
- Share of Freehold
- No Chain
- Central Walthamstow Location
- Beautifully Presented

A beautifully presented two bedroom ground floor flat in central Walthamstow, with its own garden, share of freehold and no onward chain. Calm contemporary interiors lead to an impressive open-plan living space, while Walthamstow's excellent mix of independent food, drink, culture and green spaces is all close at hand.

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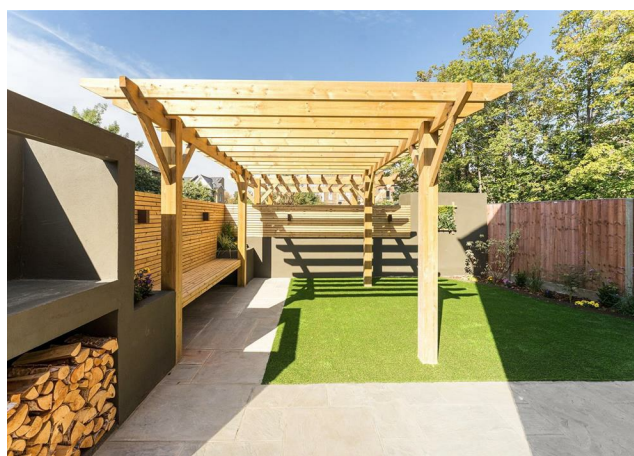
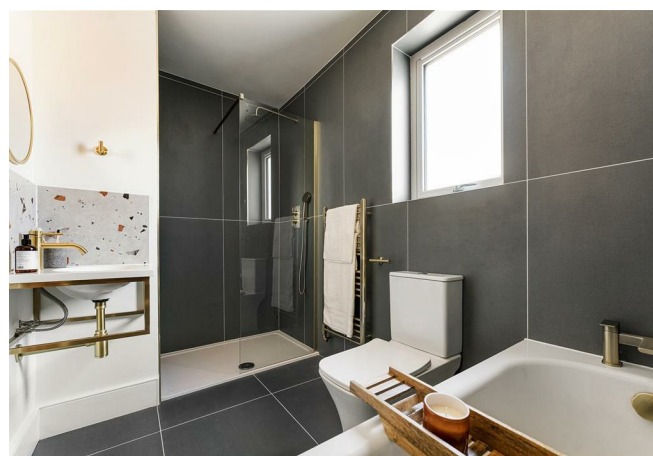
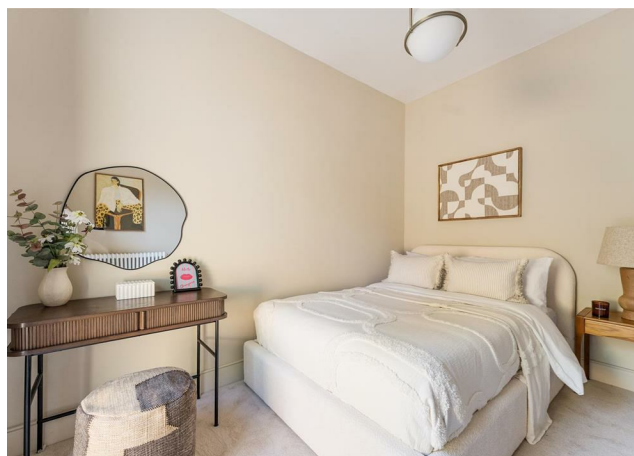
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IF YOU LIVED HERE...

The kitchen/reception room is the heart of the home, bringing cooking, dining and relaxing together in one generous, sociable space. Pale timber flooring runs underfoot, complemented by soft neutral walls and muted green kitchen cabinetry for a warm, cohesive finish. There's plenty of room for both a dining table and comfortable seating, while glazed doors at the rear open directly onto the garden, creating an easy connection between inside and out.

The garden wraps around the side and rear, giving you a generous private outdoor space with room for dining and relaxing. A timber pergola adds structure, while paving and artificial grass keep things contemporary and low maintenance. Back inside, both bedrooms sit away from the main living space. The larger bedroom has a bay window, fitted wardrobes and decorative fireplace, while the second is another calm, softly finished room. The bathroom has a bath with shower above, dark tiling and contrasting terrazzo-style details. You'll also find useful storage off the living area.

WHAT ELSE?

- Walthamstow Central is within easy reach for Victoria line and Overground services, alongside plenty of local bus connections for getting around East London and beyond.
- Walthamstow has a brilliant local line-up, with Soho Theatre Walthamstow, The Collab, Tonkotsu and Yard Sale Pizza all adding to the neighbourhood's food and culture scene.
- Lloyd Park offers a generous stretch of green space, while nearby Walthamstow Village and Orford Road bring together independent cafés, pubs and restaurants.



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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