

Reception Room  
12'9" x 10'8"

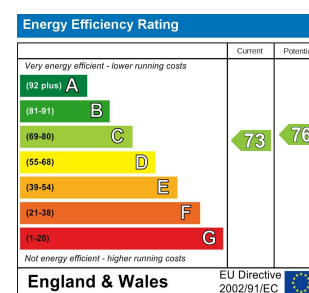
Kitchen  
10'8" x 8'9"

Bedroom  
8'10" x 8'1"

Bedroom  
11'8" x 11'1"

Shower Room  
8'1" x 4'8"

Garden  
42'7"



## COURTENAY ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedrooms
- Ground Floor
- Blackhorse Road Location
- Direct access to a Spacious Communal Garden
- Chain Free
- Close to Walthamstow Wetlands

A chain free two bedroom ground floor flat in a well connected Blackhorse Road location, with a spacious rear communal garden and Walthamstow Wetlands close by. This part of E17 has a lovely balance of city connections and neighbourhood character, with Blackhorse Road station nearby, weekend walks around the Wetlands, and local favourites such as Big Penny Social, Signature Brew and the Engine House Café all within easy reach.

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**IF YOU LIVED HERE....**

Set out across the ground floor, the layout is simple and practical, with the reception room at the front, followed by the kitchen, shower room and two bedrooms to the rear. The reception is a well proportioned room with plenty of natural light, while the kitchen sits separately in the middle of the home, finished with pale wood cabinetry and offering a good amount of storage and worktop space.

The two bedrooms are tucked away at the back, which gives them a quieter feel and a pleasant outlook onto the shared garden. The larger of the two is especially generous, while the second would work well as a guest room, child's room or study depending on what you need. The shower room is neatly placed off the hallway, and the overall arrangement makes day to day living feel easy and straightforward.

Outside, the communal garden is a real highlight. Leading out from the kitchen onto it gives you a lovely amount of outdoor

space for alfresco dining or simply room to stretch out in warmer months. As it stands, the flat feels like a home with solid proportions and a layout that makes sense, with plenty of potential to make it your own over time.

**WHAT ELSE?**

- Blackhorse Road station is within easy reach, with Victoria line and Overground services making trips into central London and across East London nice and straightforward.

- Walthamstow Wetlands is close at hand for walking routes, wildlife and coffee at the Engine House Café.

- St James Street is also nearby for useful everyday amenities, independent cafés and the much loved CRATE community of makers, food spots and small businesses.



**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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