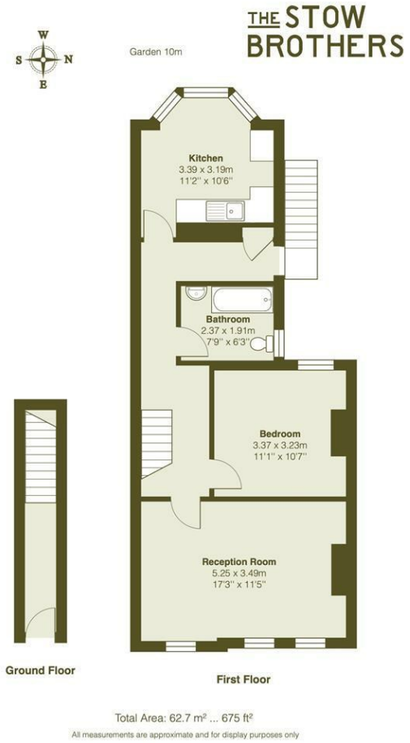


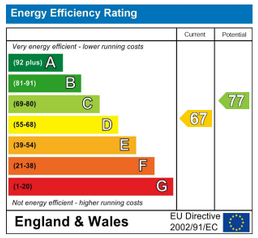
Reception
17'2" x 11'5"

Bedroom
11'0" x 10'7"

Bathroom
7'9" x 6'3"

Kitchen
11'1" x 10'5"

Garden
32'9"



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E4 & N17
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0203 369 6444

E17 & E10
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EDWARD ROAD, WALTHAMSTOW

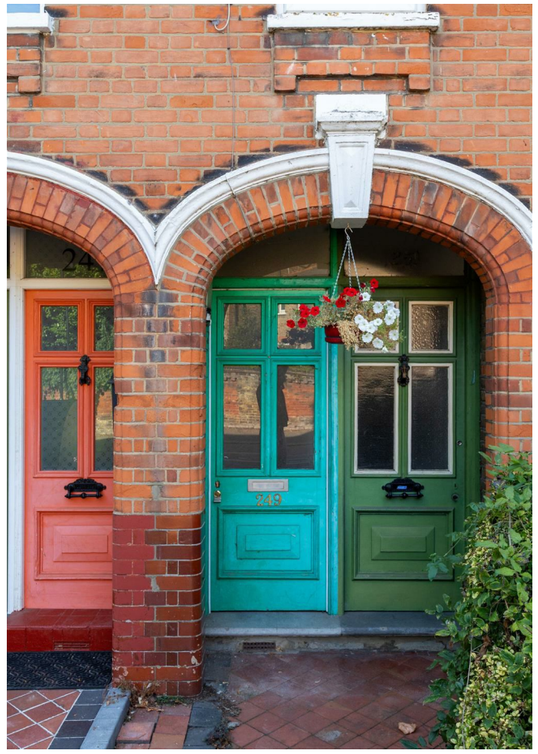
Asking Price £450,000 Freehold
1 Bed Flat

Features:

- One Bedroom Warner Flat
- Leasehold with Full Freehold of Building
- In need of Refurbishment
- Unconverted Loft
- Shared Rear Garden
- Fantastic Open Views over Lea Valley Park
- Quiet Location

Set on a quiet residential street in Walthamstow, this one bedroom Warner flat comes with plenty of potential, as well as far-reaching open views across the Lea Valley. In need of refurbishment, it's an opportunity to shape a characterful period home to your own taste, with a shared rear garden, unconverted loft and the added bonus of being leasehold but retaining the full freehold of the building, giving the benefit of ground rent from the flat beneith along with a potential lease extension premuium as the lower flat has a lease of under 50 years. Warner flats are a distinctive part of Walthamstow's housing history, dating back to the late 19th and early 20th centuries.

REQUEST A VIEWING
0203 397 9797



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IF YOU LIVED HERE...

The flat is arranged across the first floor, reached via its own ground-floor entrance and staircase. At the front, the reception room is particularly generous, with stripped floorboards and a run of windows bringing in plenty of natural light. The bedroom sits directly behind, while the bathroom is positioned further along the hallway and includes a bath with shower above.

At the rear, the separate kitchen has a broad bay window overlooking the garden and beyond, making the most of those fantastic open views across the Lea Valley. The existing interiors are simple and ready for updating, giving the next owner plenty of scope to put their own stamp on the space.

There's also an unconverted loft, while outside you'll have use of the shared rear garden, a wonderfully leafy space with the open landscape beyond.

WHAT ELSE?

- Walthamstow offers a brilliant mix of independents, with local favourites including The Collab, Tonkotsu, Yard Sale Pizza and Sodo, as well as the shops, cafés and everyday amenities around Hoe Street and the High Street.
- The green spaces of the Lea Valley and Walthamstow Wetlands are within easy reach, giving you a huge expanse of reservoirs, walking routes and nature close to home.
- Walthamstow Central provides Victoria line and Weaver line connections, while St James Street offers further Weaver line services towards Liverpool Street.

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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