



Lloyd Road, Walthamstow, E17 6NR

GUIDE PRICE  
£475,000

 **Coultons**

## PROPERTY SUMMARY

Offering for sale this two bedroom ground floor Warner flat situated on a quiet and sought after residential turning in Walthamstow and only a few just around the corner from Blackhorse Road station. Further benefits include a front living room with a feature fire place, a modern fitted kitchen, a modern fitted bathroom, sash windows, gas central heating, own front door, a shared rear garden and comes with a lease with approximately 111 years remaining.

Lloyd Road located within easy reach of local amenities as well as the infamous Walthamstow Market and shopping mall with plenty of high street brands and independent retailers, coffee shops and restaurants. Transport links include plenty of bus routes, the Overground and Underground Station at both Blackhorse Road & St. James Street Overground, all giving you access to the surrounding area, The City and Central London.

Surrounded by a lively mix of independent businesses, cultural venues and generous green space, the neighbourhood offers real depth. Big Penny Social stands out along the Walthamstow Beer Mile, with its vast industrial hall, rotating craft taps and live events, while Soho Theatre brings a year-round programme of comedy and theatre. Green space is equally compelling, with Lloyd Park home to the William Morris Gallery, two cafés, a weekend market, and Walthamstow Wetlands stretching across 500 acres of reservoirs and walking routes.

In our opinion this property will make an excellent home and would be an ideal purchase for a first time buyer. Viewing is highly recommended.

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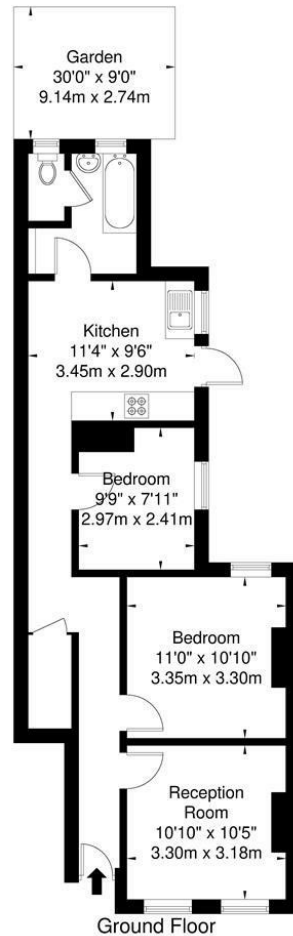








Lloyd Road, London, E17 6NR  
 Approximate Gross Internal Area = 58.7 sq m / 631 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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