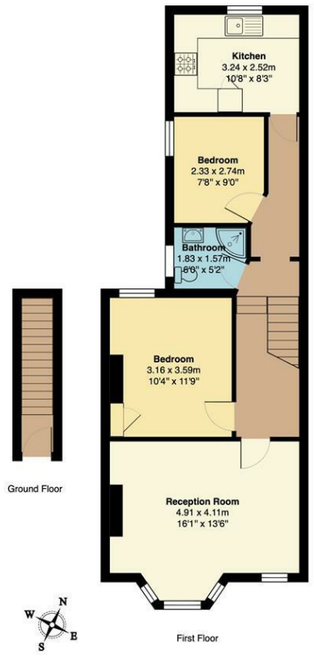


Total Area: 63.0 m² ... 678 ft²

All measurements are approximate and for display purposes only

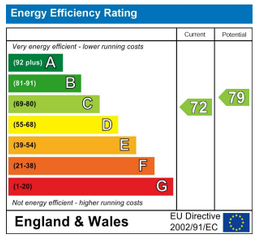
Reception Room
16'1" x 13'5"

Bedroom
10'4" x 11'9"

Bathroom
6'0" x 5'1"

Bedroom
7'7" x 8'11"

Kitchen
10'7" x 8'3"



E11, E7, E12 & E15
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E4 & N17
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0203 369 6444

E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

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ORFORD ROAD, WALTHAMSTOW

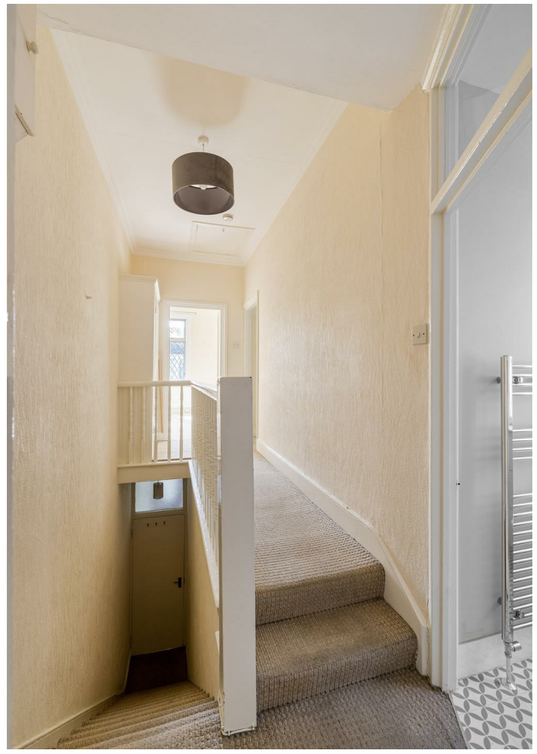
Offers In Excess Of £425,000 Leasehold
2 Bed Flat

Features:

- Two Bedrooms
- First Floor Flat
- Walthamstow Village Location
- Chain Free
- Short Walk to Walthamstow Central Station

A thoughtfully arranged two-bedroom first floor flat, set in the heart of Walthamstow Village, with Orford Road's much-loved cafés, pubs and local shops right on the doorstep. Walthamstow Central is a short walk away too, keeping the location nicely connected while still feeling tucked into one of E17's most characterful pockets.

REQUEST A VIEWING
0203 397 9797



IF YOU LIVED HERE...

You'd come in at ground level, with stairs leading up to the first floor, where the layout is arranged with a good sense of separation between living, sleeping and everyday space. The reception room sits to the front, with soft carpet underfoot, a broad window drawing in natural light and a calm, simple finish that would be easy to make your own.

Both bedrooms are set along the hallway, with the larger room featuring a decorative fireplace and built-in storage. The second bedroom is a useful additional room, with wood flooring and a bright feel, making it well suited to guests, working from home or whatever else life needs.

To the rear, the kitchen has pale grey cabinetry, tiled splashbacks and warm-toned flooring. The bathroom is finished with a shower enclosure, WC and basin, while the chain free position adds a practical note for anyone hoping for a smoother move.

WHAT ELSE?

· Walthamstow Central is a short walk away, with Victoria line and London Overground connections, as well as nearby bus routes from the station.
· Orford Road is one of Walthamstow Village's best-loved stretches, with independent places close by including The Good Egg at Eat17.
· Lloyd Park and the William Morris Gallery are within easy reach, offering green space, culture and a lovely weekend wander close to home.

A WORD FROM THE OWNER...

"I bought Orford Road in 2005, and it was my home for 16 years. I only moved away from Walthamstow in April 2022 to start a new chapter with my partner, setting up home together just outside of London. I hope the new owner enjoys the flat as much as I have.
The neighbourhood is great, and has a great sense of community...I'm sure the new owner will be welcomed into the Orford Road WhatsApp group as soon as the moving in vans arrive!
The flat has everything on its doorstep and is very well connected with public transport. When I lived here I especially enjoyed the 35 minute commute into KingsCross on the Victoria Line, which is a 5 minute walk from the flat, as well as 2 overground lines (Weaver and Suffragette) and the bus station.
For pubs and eateries, you can't go wrong with any of the pubs in The Village! My favourite was always The Castle, especially for Sunday roast. The breweries on Ravenswood industrial estate are all great, and Gods Own Junkyard is a must! A 25 minute walk away, or one stop on the tube, you have the Blackhorse Beer Mile, with a number of breweries. This area is great for a lazy Saturday! There is also an urban winery in this area! At the end of the market, on the High Street, towards St James' Park station, Don Francisco Y La Luna is an excellent tapas.
The River Lea and Walthamstow Wetlands and Marshes are very close by, which are great for walking and running routes, and provide a well needed escape to nature."