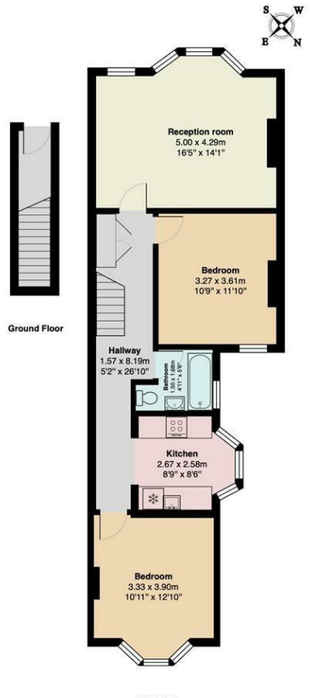


Total Area: 70.1 m² ... 755 ft²

All measurements are approximate and for display purposes only

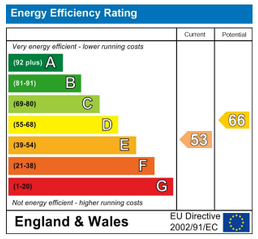
Reception Room
16'4" x 14'0"

Kitchen
8'9" x 8'5"

Bedroom
10'11" x 12'9"

Bedroom
10'8" x 11'10"

Bathroom
4'11" x 5'6"



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CLEVELAND PARK AVENUE, WALTHAMSTOW

Offers In Excess Of £500,000 Leasehold

2 Bed Flat

Features:

- First Floor Flat
- Two Bedrooms
- No Chain
- Beautifully Presented
- Central Walthamstow Location
- 152 Year Lease

Set on a peaceful residential street in the heart of Central Walthamstow, this beautifully presented two bedroom first floor flat combines generous proportions with timeless Victorian character. Offered with no onward chain and a long 152 year lease, it's perfectly placed for everything that makes this neighbourhood so popular, from independent cafés and restaurants to green spaces and excellent transport connections.

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IF YOU LIVED HERE...

A private entrance on the ground floor leads upstairs, where a long hallway connects each room in an easy, practical layout. At the front of the home, the reception room is wonderfully bright thanks to its broad bay window. High ceilings, restored wood flooring and a soft, neutral palette create a calm, welcoming atmosphere, while the original fireplace provides a characterful focal point. There's plenty of space to relax with friends or enjoy quieter evenings at home.

The two bedrooms are positioned at opposite ends of the flat, giving each room a pleasing sense of privacy. Both are comfortable doubles, with one overlooking the front of the property and the other set to the rear. Between them, the kitchen has been thoughtfully designed with shaker style cabinetry, warm timber worktops and generous storage. A large bay window fills the room with natural light, making it an enjoyable place to cook and spend time. Just off the hallway, the bathroom is smartly finished in a clean, contemporary style with a bath and overhead shower.

Beautifully maintained throughout, the interiors feel cohesive and ready to move straight into, while still offering the opportunity to personalise over time.

WHAT ELSE?

- Walthamstow Central station is within easy walking distance, with Victoria line and Overground services providing swift connections across London.

- Walthamstow Village is close by, home to favourites including Eat 17, Pavement, The Queen's Arms and Orford Saloon, alongside a fantastic choice of independent shops.

- For fresh air and culture, Lloyd Park, the William Morris Gallery, God's Own Junkyard and the newly opened Soho Theatre Walthamstow are all within easy reach.

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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