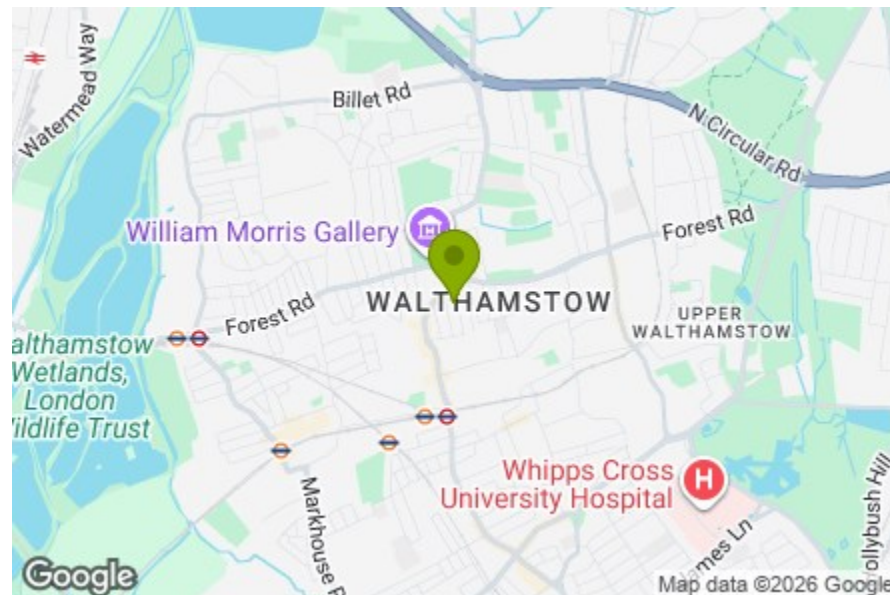


Garden is Approx. 11.1m x 4.51m

- Reception
11'8" x 11'11"
- Kitchen
11'8" x 6'7"
- Bedroom
10'10" x 13'8"
- Bedroom
8'0" x 10'11"
- Bathroom
8'10" x 8'1"
- Garden
36'5" x 14'9"

Total Area: 55.8 m² ... 600 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



BYRON ROAD, WALTHAMSTOW

Offers In Excess Of £485,000 Leasehold
2 Bed Flat



Features:

- First Floor Flat
- Two Bedrooms
- Side Access
- Private Garden
- Close Proximity to Lloyd Park
- Short Walk to Walthamstow Central Station

Set on a quiet residential street close to Lloyd Park and Walthamstow Central, this well presented two bedroom first floor flat offers bright, thoughtfully arranged living space, a private garden and side access. With cafés, green space and excellent transport links nearby, it balances peaceful surroundings with connected living.

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

E17 & E10
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IF YOU LIVED HERE...

Step through your own front door and head upstairs, where a central hallway connects each room in an easy flowing layout. At the front, the principal bedroom is a generous double, with a bay window drawing in plenty of natural light. Soft, neutral décor and fitted wardrobes create a calm retreat.

Across the hall, the second bedroom is bright and versatile, equally suited to everyday use as a guest bedroom, home office or nursery. The bathroom sits nearby and includes a full sized bath with an overhead shower, keeping the layout practical for day-to-day life.

The reception room is a welcoming place to spend time, with well judged proportions and space to relax or dine. To the rear, the separate kitchen offers generous worktop space, open shelving and plenty of storage, with a window and door drawing in the light. The private garden sits beyond, giving you room for outdoor dining, gardening or a sunny afternoon. Side access adds another

practical touch, especially for bikes, bins or muddy boots after a walk in the park.

WHAT ELSE?

- Walthamstow Central Station is a short walk away, with Victoria line and Overground services providing fast links into central London and beyond.

- Lloyd Park is moments from your door, home to the William Morris Gallery, landscaped gardens, tennis courts and one of the area's favourite weekend cafés.

- You're well placed for Today Bread, Gokyzu, The Bell, Walthamstow High Street, and the recently restored Soho Theatre Walthamstow.



WORD FROM THE OWNER...

"We have absolutely loved living here and, if we didn't need more space for our growing family, we would happily stay for many years to come.

One of the things we'll miss most is the wonderful community on our road. Our neighbours are incredibly friendly, welcoming and always willing to lend a hand, which is something that's increasingly hard to find.

The location has been perfect for us. We love being within walking distance of Lloyd Park, the village and the station, making it easy to enjoy green space, local cafés, shops and excellent transport links. Whether commuting, running errands or enjoying a family day out, everything is conveniently close by.

This place has been a happy home for us, and we hope the next owners will enjoy it just as much as we have."

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