



**Guide Price**  
**£410,000**

**Leasehold**

2x 1x 1x

**Blyth Road,  
Walthamstow, E17**



## Main features

- First floor Warner flat
- Private garden
- Double bedrooms
- Close to Lea Bridge Station, easy access to Hackney
- Near shops, restaurants & cycling routes



## Accommodation

### FIRST FLOOR

Lounge/Dining Room: 16'0 x 13'2  
(4.88m x 4.02m)

Kitchen: 7'8 x 7'7 (2.34m x 2.31m)

Bedroom 1: 10'7 x 10'5 (3.23m x 3.18m)

Bedroom 2: 11'1 x 11'0 (3.38m x 3.36m)

Bathroom: 10'2 x 4'9 (3.10m x 1.45m)

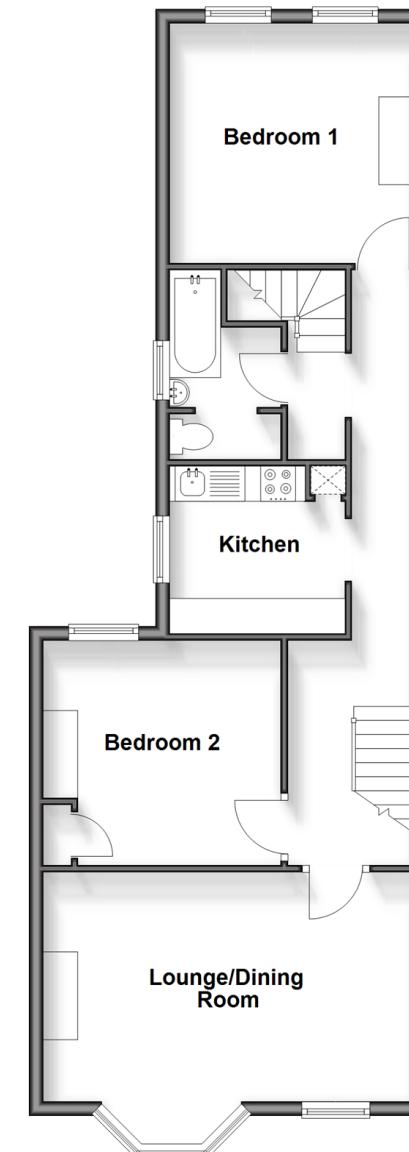
### OUTSIDE

Rear Garden



### First Floor

Approx. 65.7 sq. metres (707.4 sq. feet)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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