

kings GROUP

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Boundary Road, London, E17 8JU
Guide Price £450,000

A Stylish Two-Bedroom Home in the Heart of Walthamstow

Situated on Boundary Road in Walthamstow, this two-bedroom home is well placed for making the most of everything this popular part of East London has to offer!

The surrounding neighbourhood combines an established residential feel with convenient access to local shops, schools, green spaces and excellent connections into central London.

Whether you're buying your first home, looking for more room to suit your lifestyle or seeking a well-connected base in E17, the location offers plenty of appeal, with everyday essentials close by and a lively local scene to explore.

With Walthamstow Central and Walthamstow Queen's Road stations both within the wider neighbourhood, commuting and travelling across London is straightforward. The Victoria line provides direct connections towards King's Cross, Oxford Circus and beyond, while the Overground offers further routes across the capital.

For time outdoors, Thomas Gamuel Park and St James Park are nearby, while Walthamstow High Street and its famous market offer a varied mix of independent traders, food stalls and everyday shopping. The much-loved Walthamstow Village is also within the wider area, known for its independent cafés, restaurants and traditional pubs.







* Two Bedroom
* First Floor Flat
* Balcony
* Open Plan Kitchen/Lounge
* Close Proximity To Local Amenities
* 0.5 Miles To Queens Road Station

Hallway
Coving to ceiling and slate tiles

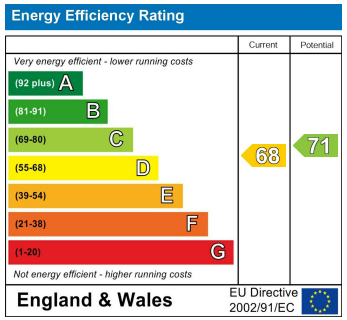
Reception Room
11'5" x 7'5" (3.48 x 2.26)
Double glazed window to front aspect, coving to ceiling, dado rail, single radiator and gas heater, engineered oak flooring and power points.

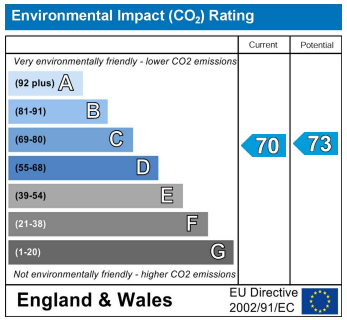
Kitchen/ Diner
14'5" x 10'11" (4.39 x 3.33)
Range of base and wall units with roll top work surfaces, freestanding cooker, gas oven and hob with integrated extractor hood, stainless steel sink and drainer unit, tiled walls, engineered oak flooring, textured ceiling and double glazed window to rear aspect.

Bathroom
6'0" x 5'8" (1.83 x 1.73)
Three piece bathroom suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal hand wash basin with mixer tap, low level flush WC, tiled wall, coved and textured ceiling, double glazed window and tiled flooring

Bedroom One
12'0" x 8'4" (3.66 x 2.54)
Double glazed window to rear aspect, double radiator, engineered oak flooring and textured ceiling.

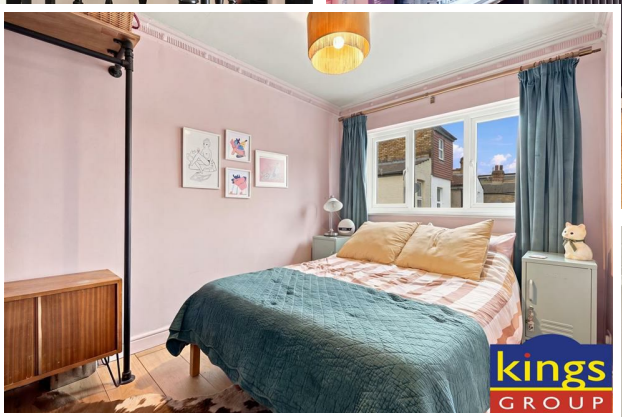
Bedroom Two
11'7" x 6'7" (3.53 x 2.01)
Double glazed window to front aspect, coving to ceiling, single radiator, engineered oak flooring and four power points.







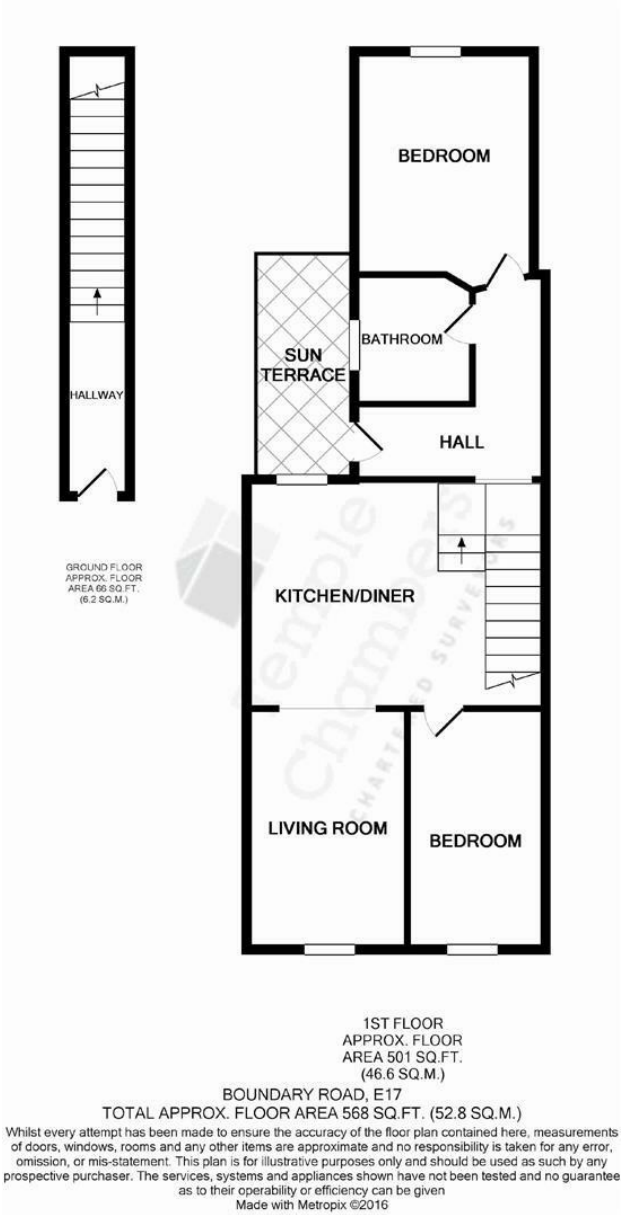









HELLEBORE
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1ST FLOOR
APPROX. FLOOR
AREA 501 SQ.FT.
(46.6 SQ.M.)

BOUNDARY ROAD, E17
TOTAL APPROX. FLOOR AREA 568 SQ.FT. (52.8 SQ.M.)

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
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