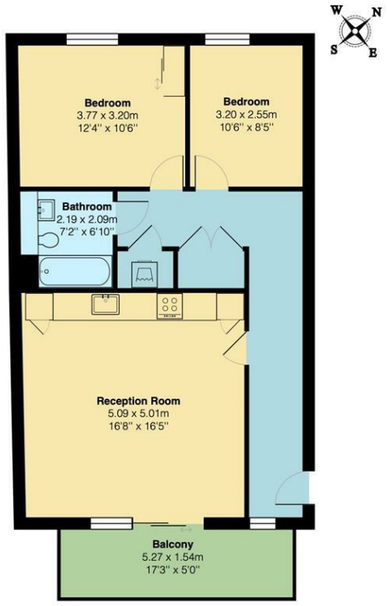


Third Floor

Total Area: 68.2 m² ... 734 ft² (excluding balcony)

All measurements are approximate and for display purposes only

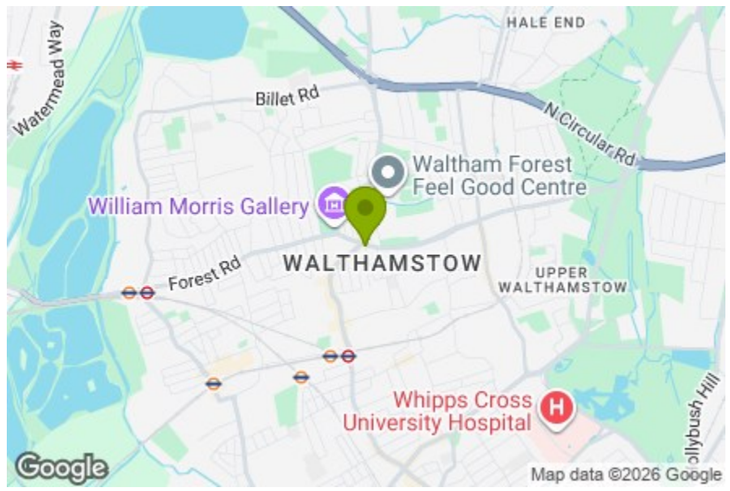
Reception Room
16'8" x 16'5"

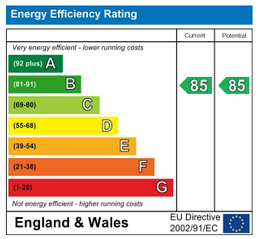
Balcony
17'3" x 5'0"

Bathroom
7'2" x 6'10"

Bedroom
12'4" x 10'5"

Bedroom
10'5" x 8'4"





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HOWARD ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
2 Bed Flat

Features:

- Third Floor Flat
- Two Bedrooms
- Open Plan Kitchen / Living Area
- Private Balcony
- Leasehold with the Right to Manage
- Walking Distance to Lloyd Park
- Short Walk To Walthamstow Central

A bright two-bedroom apartment on the third floor of a modern development in Walthamstow, with a private balcony and a generous open-plan living space. Lloyd Park is within walking distance, while Walthamstow Central is also close by for easy connections across London.

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IF YOU LIVED HERE...

The entrance hall leads through to an impressively proportioned open-plan kitchen and reception room, creating plenty of room for distinct cooking, dining and lounging areas. The kitchen runs along one side of the space, keeping everything open and sociable, while doors at the far end lead directly onto the private balcony. Stretching across the width of the reception room, it gives you a welcome extension of the living space and somewhere to sit outside when the weather behaves.

Both bedrooms are positioned beyond the living space, with the larger of the two benefiting from built-in storage. Alongside is the second bedroom, while the bathroom sits separately off the hall and includes a bath with shower above. There's additional storage off the hallway too, making the overall layout practical as well as nicely proportioned. Altogether, the apartment comes in at approximately 734 square feet, excluding the balcony.

WHAT ELSE?

Lloyd Park is one of Walthamstow's best-loved green spaces, home to landscaped gardens, tennis and basketball courts, a café and the William Morris Gallery. It's an easy place to spend a slow weekend morning.
Walthamstow Central is a short walk away, giving you access to both the Victoria line and London Overground. Around the station you'll also find 17&Central, Forest Cinema and plenty of useful everyday amenities.
Hoe Street brings an ever-growing collection of independent places to eat and drink, alongside Soho Theatre Walthamstow. Head towards Wood Street and you've also got local favourites such as Chocolatine Bakery.



A WORD FROM THE OWNER..

"We've loved living in this spacious and welcoming flat, which offers generous-sized bedrooms, large hallways and plenty of storage throughout. The property is ideally located close to Lloyd Park, with Walthamstow Village and Blackhorse Road both within easy walking distance, as well as excellent transport links. The flat is part of a small block, which has a lovely sense of community and makes it feel like a friendly and welcoming place to call home."

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