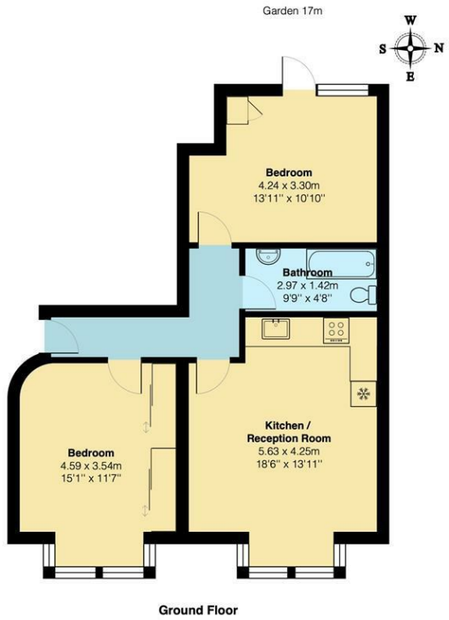
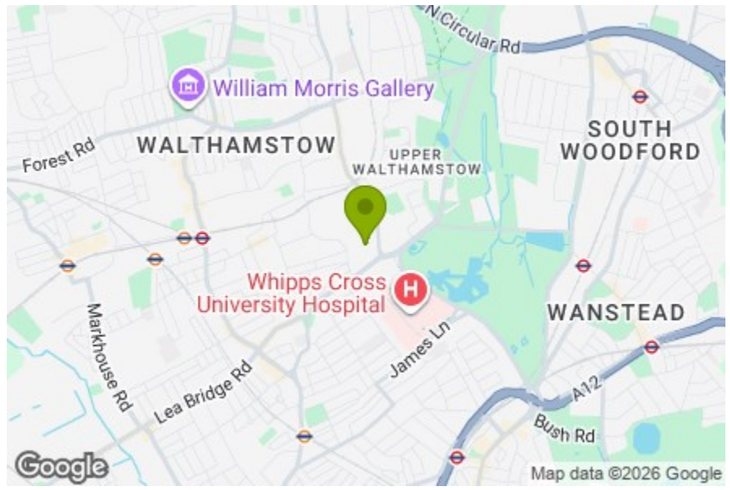
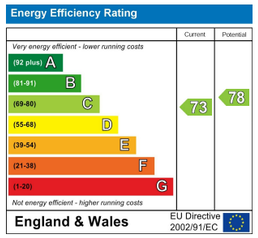


Ground Floor

Total Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only





Bedroom
15'0" x 11'7"

Kitchen / Reception Room
18'5" x 13'11"

Bathroom
9'8" x 4'7"

Bedroom
13'10" x 10'9"

Garden
55'9"

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E17 & E10
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FERNDALE AVENUE, WALTHAMSTOW

Asking Price £500,000 Leasehold

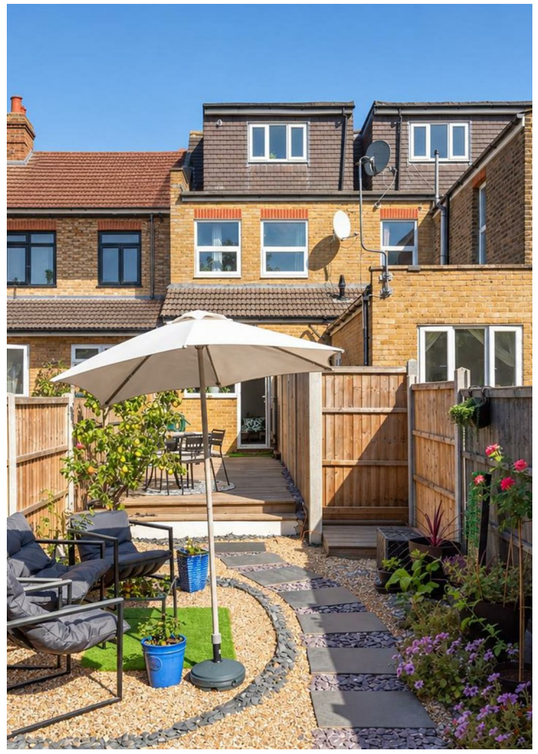
2 Bed Flat

Features:

- Two Double Bedrooms
- Spacious Ground Floor Flat
- Large Private Rear Garden
- Open-Plan Kitchen / Reception Room
- Short Walk to Wood Street Station
- Close to Hollow Ponds & Leyton Flats
- Long Lease

A well-presented two bedroom ground floor flat in a particularly green pocket of Walthamstow, with a generous private garden stretching away behind the property. Wood Street is close by for independent places to eat and drink as well as handy transport connections, while Hollow Ponds offers a welcome sweep of water, woodland and open space nearby.

REQUEST A VIEWING
0203 397 9797



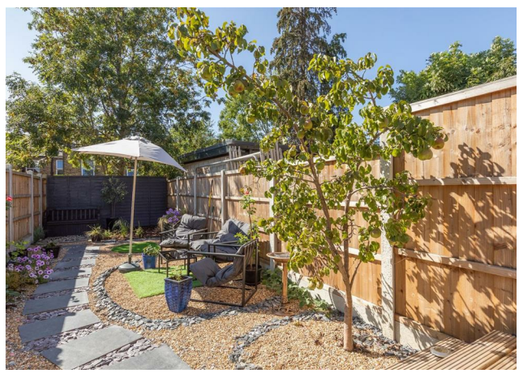












IF YOU LIVED HERE...

From the entrance hall, the two main rooms sit at the front of the flat. One is a generous bedroom with a broad bay window, plantation shutters and a full wall of fitted wardrobes. Alongside, the open-plan kitchen and reception room is bright and calmly decorated, with another bay window creating a natural spot for a dining table. Pale flooring runs through the living area, while the kitchen is set into one corner with crisp white cabinetry, pale worktops and a grey tiled splashback, set against glossy dark floor tiles.

Continue along the hall and you'll find the bathroom, finished predominantly in white with a bath and shower overhead. The second bedroom sits quietly at the rear, with soft neutral walls and pale flooring. A door from here opens directly onto the private garden, where decking provides space for a table and chairs closer to the house, before the garden continues through planted borders, gravel and stepping stones, stretching generously towards the rear.

There's plenty to enjoy locally too. Wood Street has grown into a lovely little neighbourhood in its own right, with independent traders at Wood Street Indoor Market and freshly baked sourdough, pastries and coffee at Chocolatine Bakery. Leasehold owners also benefit from the right to manage the building.

WHAT ELSE?

· Soho Theatre Walthamstow is within easy reach on Hoe Street, bringing a year-round programme of comedy, theatre and cabaret to the neighbourhood.
· Hollow Ponds and Leyton Flats are close by for woodland walks, open green space and boating on the pond during the warmer months.
· Ferndale Avenue has a lovely community feel, with its own annual street party, while a choice of local schools can also be found nearby.



A WORD FROM THE OWNER...

"If I could bring Ferndale Avenue with me, I would. It's such a friendly and extremely helpful neighbourhood.

I love the fact that the property is on the doorstep to nature (Leyton Flats) and within a 7 minute walk to Wood Street overground or a 20 minute to the Walthamstow tube.

I have loved living here because it offers the best of both worlds: a peaceful residential street while still being close to everything Walthamstow has to offer.

The private garden has been one of my favourite things about the home. It feels like a little retreat and is a lovely place to relax, enjoy a morning coffee or spend time with friends. The flat itself has always felt spacious, comfortable and full of character.

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