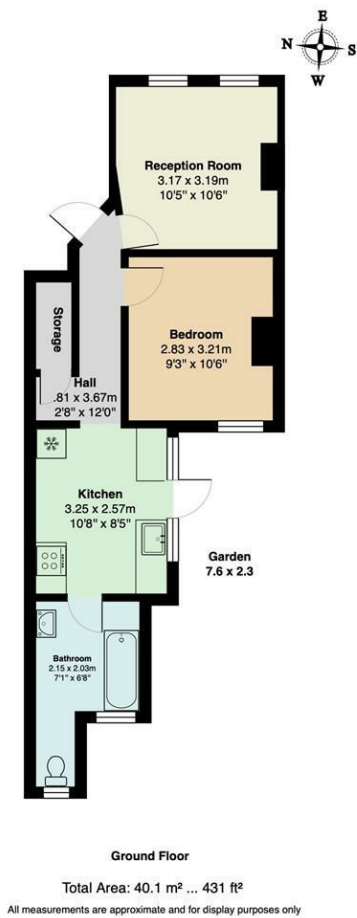




Reception Room
10'4" x 10'5"

Kitchen
10'7" x 8'5"

Bedroom
9'3" x 10'6"

Bathroom
7'0" x 6'7"

Garden
24'11" x 7'6"



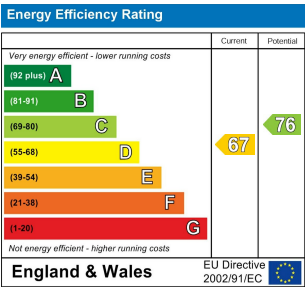
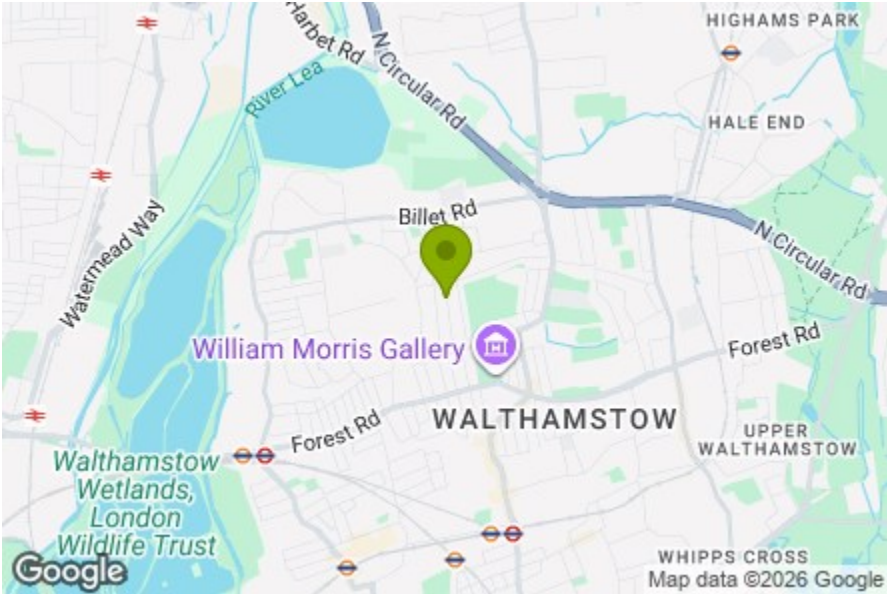
FLEEMING ROAD, WALTHAMSTOW
Offers In Excess Of £395,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Ground Floor
- Private Share of Garden
- Long Lease
- Lloyd Park Location
- Easy Access to Walthamstow Central

A beautifully positioned one bedroom ground floor apartment with a long lease, a share of the garden and easy access to both Lloyd Park and Walthamstow Central. Set on a peaceful residential street in one of Walthamstow's most sought-after neighbourhoods, you're perfectly placed for leafy green spaces, independent cafés and excellent transport connections into the City.



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IF YOU LIVED HERE...

Stepping through your own front door, you'll find a practical hallway with useful built-in storage and access to each room. To the front, the reception room is a bright and comfortable space, with generous proportions and large windows drawing in plenty of natural light. It's a lovely spot to relax, entertain friends or simply unwind at the end of the day.

Next door, the double bedroom enjoys a similarly peaceful feel, with room for a full range of furnishings and a calm outlook. The layout has a natural flow, making excellent use of the apartment's 431 square feet. Thoughtfully arranged across a single level, each room feels distinct yet well connected.

To the rear, the kitchen is neatly positioned beside the bathroom and opens directly out to the shared garden. Whether you're enjoying a morning coffee outdoors, tending to pots and planting, or making the most of warmer evenings, this outside space adds a lovely extra dimension to day-to-day living. The bathroom sits

just beyond, complete with a bath and a separate WC located alongside. Throughout, the apartment feels bright, well cared for and ready to settle straight into.

WHAT ELSE?

- Lloyd Park is just a short stroll away, home to the William Morris Gallery, landscaped gardens, tennis courts and one of Walthamstow's most cherished green spaces.

- Walthamstow Central is within easy reach, offering swift Victoria line and Overground connections into central London and beyond.

- You're well placed for some excellent local favourites, including Mother's Ruin, The Bell, Yard Sale Pizza and the ever-popular Lloyd Park Market, held regularly with a fantastic mix of independent traders and street food.



WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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