

Chingford Road, Walthamstow, London, E17

Offers In Excess Of £475,000

FOR SALE

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Leasehold

- First floor Warner maisonette
- 2 Bedrooms
- Triple glazed
- Gas central heating
- Lloyd Park location
- EPC rating: C (74)
- Council tax band: B
- West facing rear garden; approx 40ft
- On street residents permit parking
- Internal: 1011 sq ft (94 sq m)

This charming two-bedroom, first-floor Warner maisonette, situated in the highly sought-after Lloyd Park area, has been beautifully decorated throughout, blending its heritage with sleek updates to create a warm, inviting feel. The property is triple-glazed throughout, with the exception of the double-glazed attic Velux windows. The reception room features high ceilings that continue throughout the property, bathed in natural light courtesy of both a classic bay window and a second large window. Dark-stained original wood floorboards run underfoot, while a handsome cast-iron fireplace serves as a striking focal point. Nearby, the kitchen boasts sleek modern cabinetry and a timeless black-and-white checkerboard floor. Both bedrooms are located on this floor, each thoughtfully designed with built-in storage to maximise space. The main bedroom is flooded with light from two large windows and finished with elegant picture rails and coving that nod to the property's history. Serving the home is a traditional bathroom featuring a shower over the bath, light pink walls, modern fixtures, and original pine floorboards, while also discreetly housing the washer-dryer. The converted loft space, currently utilised as a home study and craft room, is illuminated by two large skylight windows and offers eaves storage. Outside, the property continues to impress with a private, west-facing rear garden. It features a paved patio area at the far end, wrapped in a lush mix of mature plants and flowers, making it the ultimate spot for alfresco dining. Located moments from Lloyd Park, home to the William Morris Gallery, tennis courts, and a Saturday market, the property is also within easy reach of the Walthamstow Wetlands. Local favourites like Bell Corner and the Blackhorse Beer Mile are close by for exceptional coffee, independent businesses and craft breweries. Commuting is simple with Walthamstow Central nearby, offering swift Victoria line and Overground links. Shall we take a look?

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DIMENSIONS

Reception Room

17'2 x 13'2 (5.23m x 4.01m)

Kitchen

11'2 x 8'9 (3.40m x 2.67m)

Bedroom One

12'3 x 8'11 (3.73m x 2.72m)

Bedroom Two

10'10 x 10'7 (3.30m x 3.23m)

Bathroom

8'9 x 8'9 (2.67m x 2.67m)

Loft Room

17'4 x 10'4 (5.28m x 3.15m)

Rear Garden

On street residents permit parking

Additional Information:

Lease Term: 189 years from 29 September 1983

Lease Remaining: 146 years remaining

Ground Rent: £0 - per annum

Service Charge: £0 - per annum

Local Authority: London Borough Of Waltham

Forest

Council tax band: B

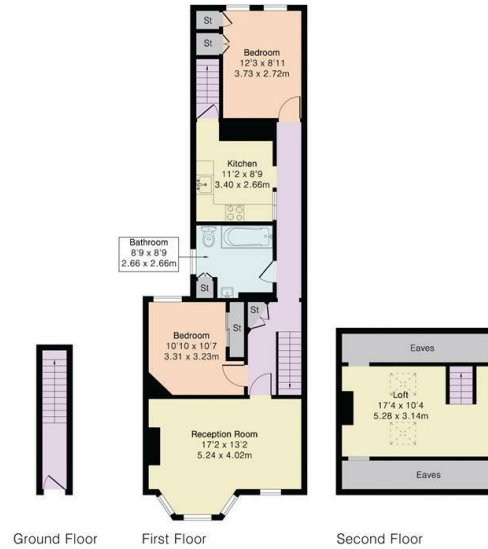
FLOORPLAN

Approximate Gross Internal Area 1011 sq ft - 94 sq m

Ground Floor Area 44 sq ft - 4 sq m

First Floor Area 788 sq ft - 73 sq m

Second Floor Area 179 sq ft - 17 sq m



Disclaimer:

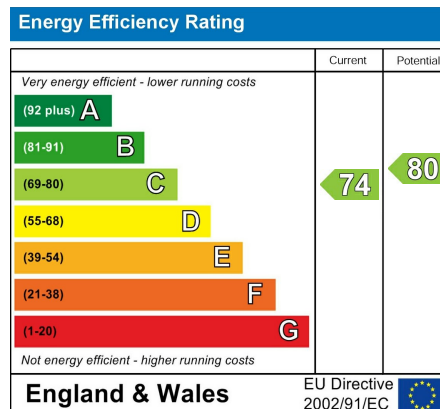
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC RATING



LOCATION



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