

Total Area: 73.6 m<sup>2</sup> ... 793 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Reception  
17'1" x 10'5"
- Kitchen  
7'10" x 7'9"
- Bedroom  
11'3" x 11'3"
- Bedroom  
10'9" x 10'5"
- Bathroom  
8'0" x 4'11"
- Garden  
36'1"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
	EU Directive 2002/91/EC	



## SYBOURN STREET, WALTHAMSTOW Offers In Excess Of £475,000 Leasehold 2 Bed Maisonette



### Features:

- First Floor Flat
- Two Bedrooms
- Original Features
- Well Presented
- Moments from Lea Bridge Station
- Close Proximity to Leyton Jubilee Park

A well-presented first-floor flat with two bedrooms, set in a convenient Walthamstow pocket close to Lea Bridge Station. Leyton Jubilee Park is nearby for open green space, while local shops, cafés and day-to-day amenities are within easy reach, giving this home a lovely balance of calm and connection.

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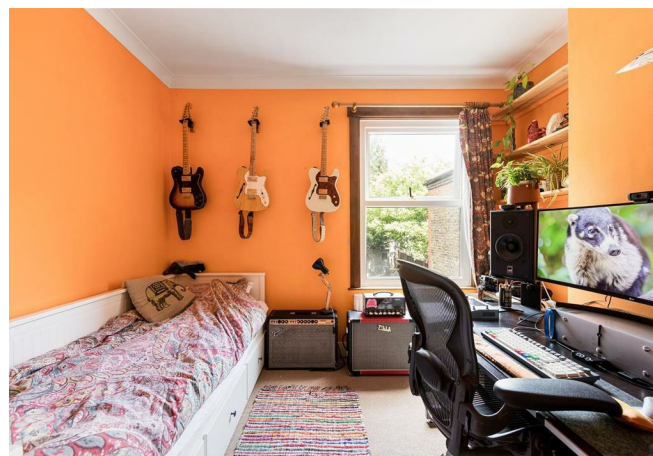
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#### IF YOU LIVED HERE...

You'd come in at ground level before heading upstairs to a thoughtfully arranged first-floor home, with the hallway drawing you through the layout in a clear, practical way. At the front, the reception room is a generous 17'1" x 10'6", with original features adding warmth and character to the space. It's a lovely room to settle into, with enough room for both relaxing and dining.

The kitchen sits separately off the hallway, neatly arranged and well presented, with a smart run of units and worktop space. Close by, the bathroom has a straightforward, functional layout, placed centrally for easy access from both bedrooms and the living space.

There are two bedrooms, each with well-judged proportions. The larger bedroom sits quietly towards the rear, overlooking the garden below, while the second bedroom offers flexibility as a guest room, nursery, dressing room or home office. Throughout, the home feels well cared for and easy to imagine making your

own, with a natural flow that works beautifully for everyday living.

Beyond the front door, you're moments from Lea Bridge Station, making journeys across East London simple, while Leyton Jubilee Park offers a welcome stretch of greenery close to home.

#### WHAT ELSE?

- Lea Bridge Station is moments away, with useful connections towards Stratford and Tottenham Hale.
- Leyton Jubilee Park is close by for green space, walking routes and sports facilities.
- Local cafés, shops and schools sit within easy reach, including nearby amenities around Lea Bridge Road.



#### A WORD FROM THE OWNER...

Sydney Street is a great location, with Aldi and Pinch Deli round the corner, the Wetlands and bird reserve a short walk away, Leyton Jubilee park across the road and the C23 Cycleway providing a lovely route into Central through Hackney by bike. A fryup at BB cafe is great hangover cure. The street is super quiet, being on the same road as a primary school. The house is one of the bigger first floor Warners out there and has a massive boarded loft ready for conversion or just convenient storage. We also re-insulated the back bedroom and installed lap vents to ensure the loft space remains well ventilated. We renovated the garden with a pagoda decking at the back that is a lovely escape from the bustle and catches the sun just right in the summer. It's been great for BBQs and al-fresco dinners. Friendly neighbours all around with a family atmosphere, and leafy enclosed gardens at the back keep it all local feeling even in London.

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