

Sandra Davidson
ESTATE AGENTS

St. Andrew's Road, London, E17 6BD

Offers In Excess Of £450,000

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St. Andrew's Road

London, E17 6BD

Offers In Excess Of £450,000



- Two Bedroom
- Study
- Short Walk to Blackhorse Road Station
- Ground Floor
- Private Garden

A well-presented two-bedroom ground floor flat, ideally positioned for Blackhorse Road Station (Victoria Line and Overground), the open green spaces of Walthamstow Wetlands and the ever-evolving independent scene along Blackhorse Lane.

A central hallway welcomes you to the property, with the generously proportioned main bedroom to the front, featuring a bay window. The reception room sits just beyond, and further along, you are welcomed by the galley kitchen with direct access to the private rear garden, a family bathroom with three piece suite, and a second bedroom.

Blackhorse Road Station is within easy reach, providing Victoria line and Overground services for convenient connections across London. Walthamstow Wetlands is a short walk away, offering expansive green spaces, waterside walks and a welcome escape from the bustle of the city. Blackhorse Lane continues to develop its distinctive local character, with independent cafés, breweries and creative spaces adding to the neighbourhood’s appeal.





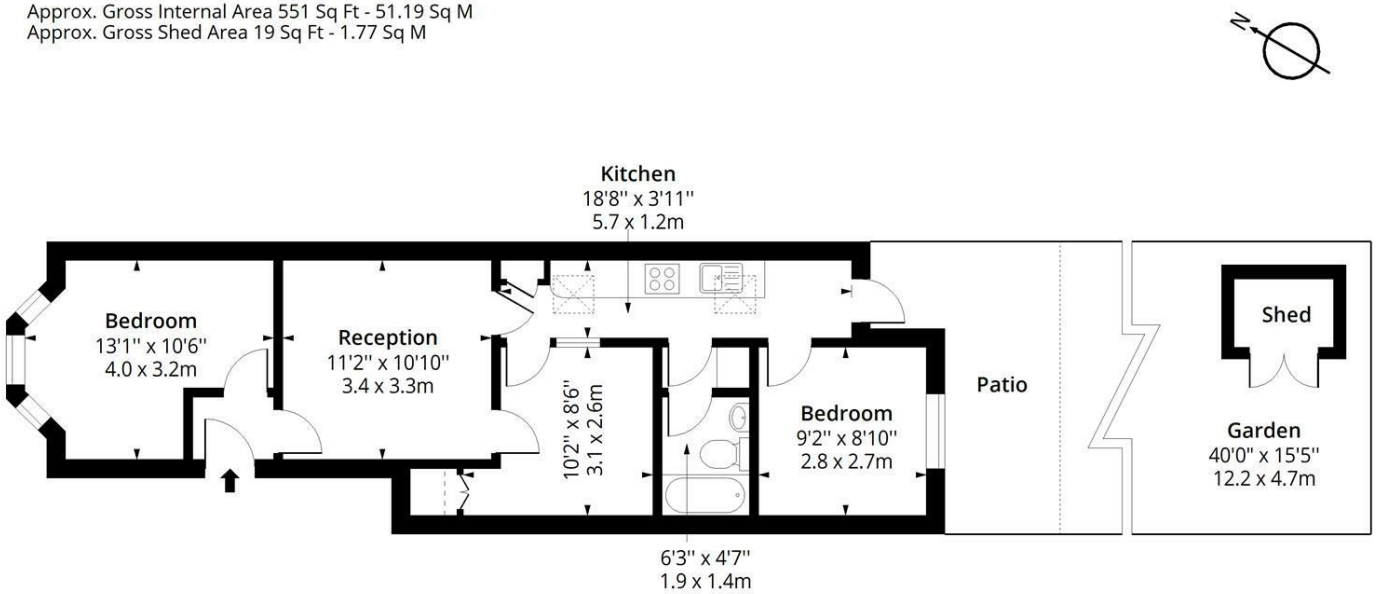


Directions





Floor Plans



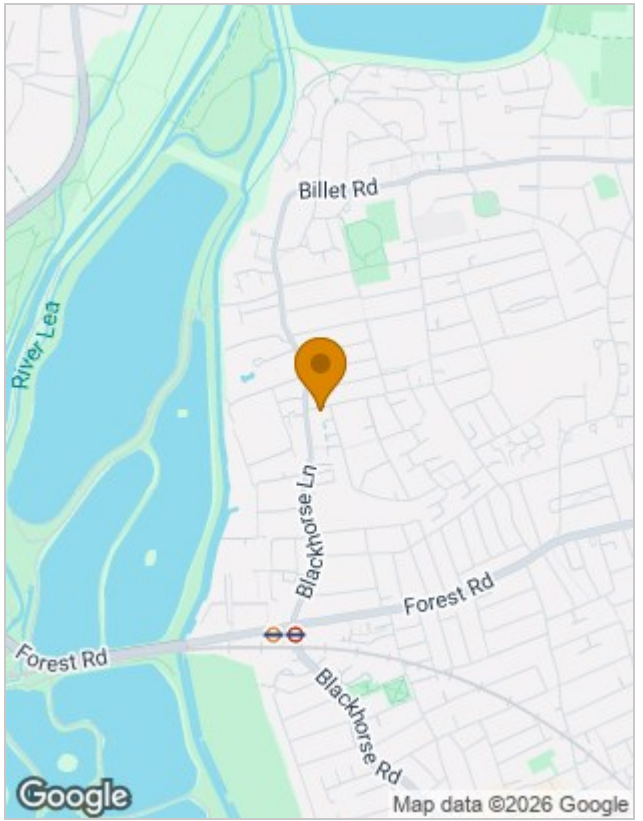
Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

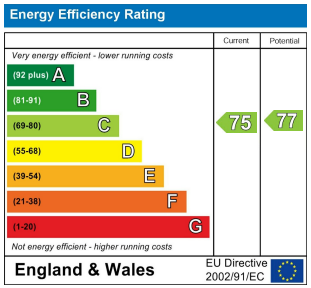
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Date: 21/10/2026

Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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