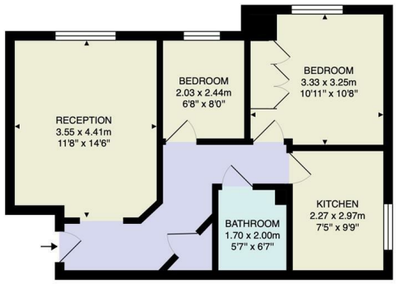


GROUND FLOOR

Total Area: 53.0 m² ... 570 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

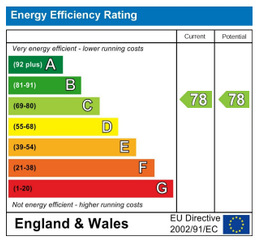
Lounge
14'5" x 11'5"

Kitchen
9'10" x 8'2"

Bathroom
6'6" x 5'10"

Bedroom
8'10" x 6'10"

Bedroom
11'5" x 11'1"



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BILLET ROAD, WALTHAMSTOW

Offers In Excess Of £335,000 Leasehold
2 Bed Apartment - Purpose Built

Features:

- Two Bedrooms
- Ground Floor Flat
- Immaculately Presented
- Designated Parking Space
- Communal Gardens
- Close to Lloyd Park

This ground floor flat offers two beautifully balanced bedrooms and is immaculately presented throughout, combining comfort with a clean, modern finish. Set within a well-maintained development, residents also enjoy access to communal gardens that provide a calm outdoor retreat. A designated parking space is included, and you also benefit from a secure entry phone system and 104 year lease.

The location adds further appeal, with Lloyd Park close by, offering green space for leisure, relaxation and time outdoors, making this property an attractive choice for both lifestyle and practicality.

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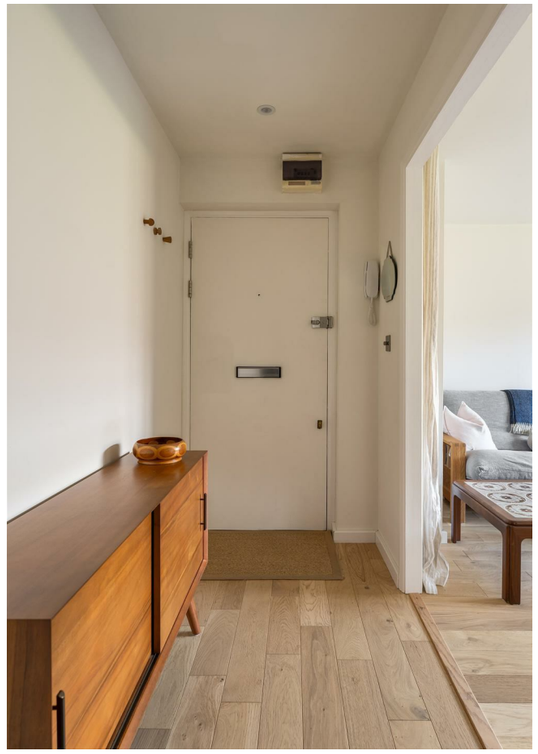

IF YOU LIVED HERE...

Set within peaceful surroundings, this home enjoys the benefit of green areas and mature planting that soften the setting. The building itself stands smartly with a brick facade, character detailing and a welcoming central entrance.

Inside, the hallway sets a warm tone with engineered oak flooring, which you'll find throughout, and a built-in storage cupboard, along with space for furnishings or decorative touches. From here, the reception opens into a generous setting with pale walls and a wide window fitted with shutters, drawing in natural light across the open layout. There is ample room for both lounging and dining, offering versatility for everyday living and gatherings alike.

The main bedroom is a tranquil retreat, with a wide window framing views across the gardens. A bespoke designed fitted wardrobe provides useful storage while maintaining a sense of openness. The second bedroom is neatly proportioned, brightened by its window and finished with the same wood flooring, making it equally suitable as a bedroom, home office or creative nook.

The kitchen is presented with smooth cabinetry, solid beech worktops, soft-toned tiled splash backs and water softener/filter installation, found under the kitchen sink. Its arrangement provides excellent work space and storage, creating a practical yet stylish hub for daily cooking and preparation.

The bathroom is arranged with white tiled walls in a brick pattern, set against dark stone-effect flooring, giving the space a fresh and balanced look. Altogether, the interiors flow with a soft, neutral style, complemented by practical touches that make the home both inviting and functional.

Lloyd Park, with its gardens, tennis courts and vibrant weekend market, is just 15 minutes away. It's also home to the William Morris Gallery and café, where art, history and greenery combine to create a setting that feels both cultural and calming. The wide lawns, ornamental planting and peaceful walkways make it a favourite for picnics, leisurely strolls and time outdoors.

Across the road, Buhler and Co. offers a relaxed brunch alternative, while The Bell provides a lively place for a pint. The Tavern on the Hill is another welcoming local favourite, while Big Penny Social - part of the Walthamstow Beer Mile - delivers craft beer and community events. Nature lovers will also appreciate Walthamstow Wetlands, with its expansive grounds, water trails and peaceful walking routes.

WHAT ELSE?
-It's a quick ten minute journey by bus to Blackhorse Road station, linking you

A WORD FROM THE OWNER....

"At first we were dubious rooting down so near to the bustle of Billet Road but when we moved in we knew we had made the right choice for our first home as a couple. Over the last couple of years, we've turned a two-bed flat into a cosy nook with solid wood oak flooring, a bespoke plywood wardrobe and fresh modern kitchen. You may not be smack bang in the Village but you have everything within a short stroll like Blackhorse Road station (all hail the Victoria Line), the breweries, Renegade Winery and pop up restaurant, two Reformer Pilates studios, plenty of banging coffee spots and bakeries to live your best East London life. Lloyd Park and the Wetlands are so close by and the hub of Walthamstow Village is a mere 30 minute stroll away. With an allocated parking space and proximity to the North Circular we could easily escape the city for weekend breaks. We have loved our time here and hope the next occupants love their time here as much as we did."

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