



Skinner Court, Yunus Khan Close, London, E17 8XB

£300,000 - £325,000

## Skinner Court, Yunus Khan Close, London, E17 8XB

A well-presented two-bedroom first-floor flat situated in the ever-popular Walthamstow area of East London. Offered to the market with a new lease and currently tenanted, this property represents an excellent opportunity for both investors and first-time buyers. The asking price range of £300,000 – £325,000 provides an attractive entry point into one of London's most in-demand postcodes. Inside, the flat features two comfortable bedrooms, a bright living area and a separate kitchen, all set within a modern, purpose-built block. Residents benefit from communal gardens and off-street parking.

The location is one of this property's greatest strengths. Walthamstow Central station is within easy reach, offering fast access to central London via both the Victoria Line and the London Overground. Local bus routes and well-designed cycle and pedestrian networks. Being just off Hoe Street and close to Walthamstow High Street means you have shops, cafés and amenities quite literally on your doorstep. For families, the area has an excellent selection of schools. Nearby Sybourn Primary School is a popular choice, as is Barn Croft Primary School, both within walking distance. The Woodside Primary Academy, rated "Outstanding" by Ofsted, is also close by. For secondary education, Walthamstow School for Girls, Kelmscott School and George Mitchell School are all within a short distance.

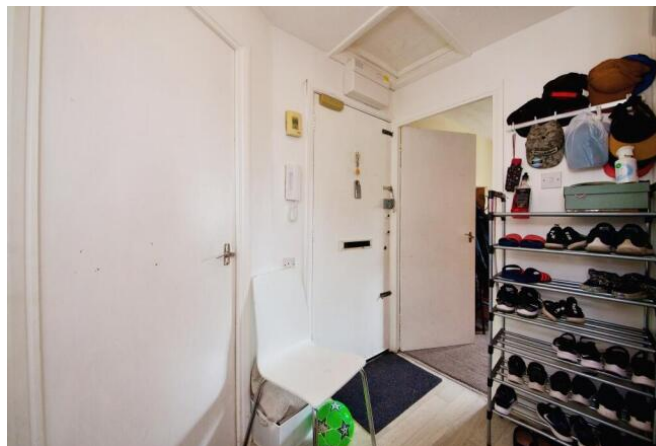
Life in Walthamstow offers a vibrant mix of culture, convenience and community. The High Street and surrounding roads are home to a diverse range of shops, supermarkets, cafés and independent boutiques, while Walthamstow Village provides a relaxed, almost village-like charm.

Green spaces are another highlight. Lloyd Park, with its lawns, gardens, tennis courts and the William Morris Gallery, is ideal for weekend strolls or family outings. Walthamstow Town Square Gardens provides a leafy escape right in the town centre, and nearby cycle routes link the area to Epping Forest and the Wetlands for longer outdoor adventures.





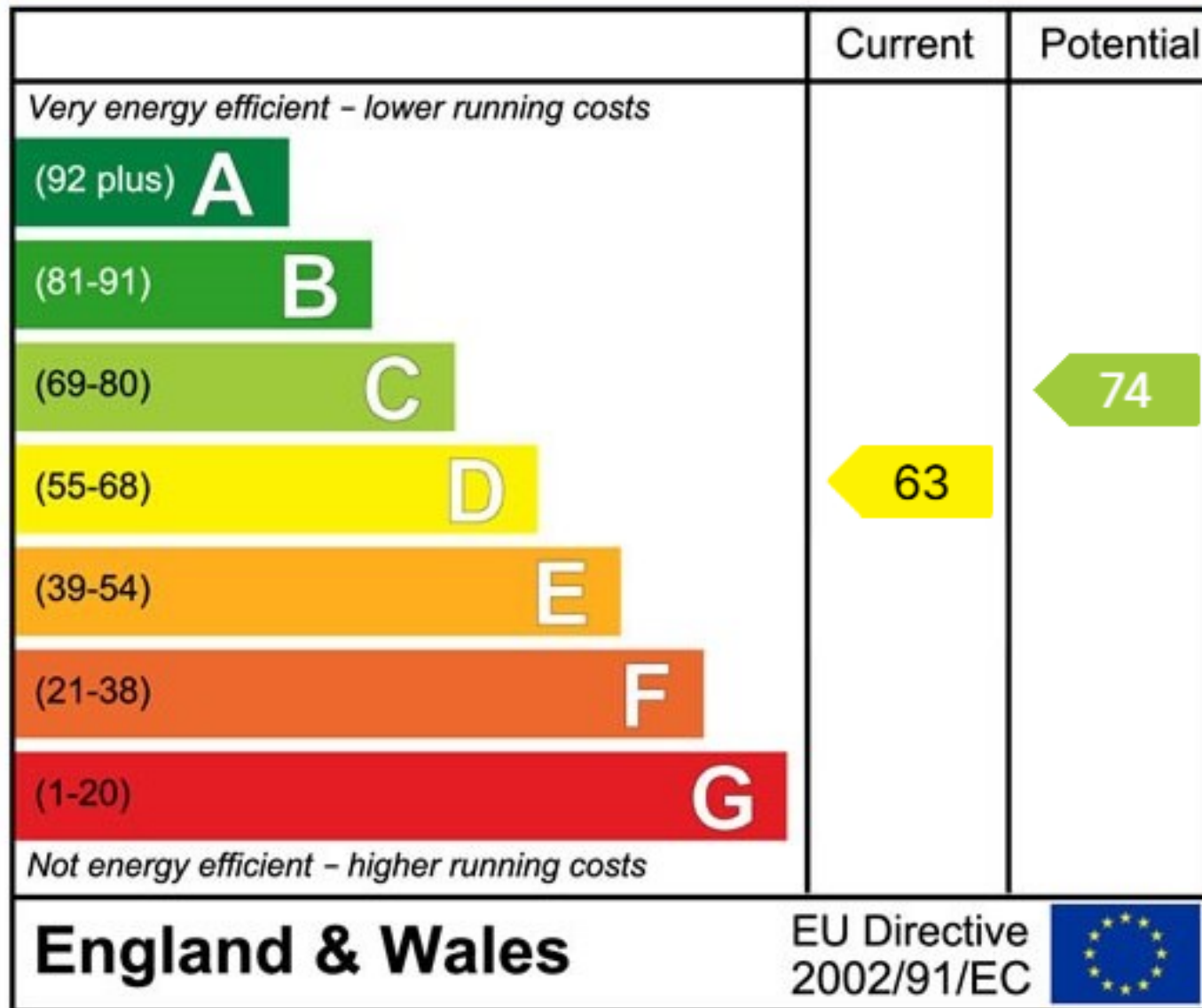




Total floor area 50.3 sq.m. (541 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

# Energy Efficiency Rating



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