



Lucida Court Walthamstow London E17 6GG

£290,000



Lucida Court  
Walthamstow  
London  
E17 6GG  
£290,000

- One Bedroom Flat
- Situated On The Second Floor
- Open Plan Kitchen and Living Room
- Balcony
- Walking Distance To Blackhorse Road Train Station
- Easy Access to Local Amenities
- 114 Year Lease Remaining
- Service Charge - £2,680.56pa





Strettons are pleased to present this stylish one bedroom flat in Lucida Court, available with a 114 year lease remaining. Located in the heart of vibrant Walthamstow, E17 and situated on the second floor, this well proportioned property offers a modern open plan kitchen, diner, and reception area, creating a spacious and welcoming environment ideal for both relaxing and entertaining. Large windows allow natural light to flood the space, enhancing the airy, bright atmosphere, while the adjoining balcony provides a private outdoor space perfect for enjoying morning coffee or unwinding in the evening.

The generously sized bedroom features ample space for storage and comfort, complemented by a contemporary bathroom and useful built in storage cupboard, ensuring a practical layout for modern living.

Lucida Court benefits from its excellent location within walking distance of Blackhorse Road train station, offering seamless connections to central London and beyond. Walthamstow itself is renowned for its vibrant community, rich cultural heritage, and excellent amenities. Residents can enjoy a wide variety of shops, restaurants, cafes, and local markets, while green spaces such as Walthamstow Marshes are nearby for leisure and outdoor activities.

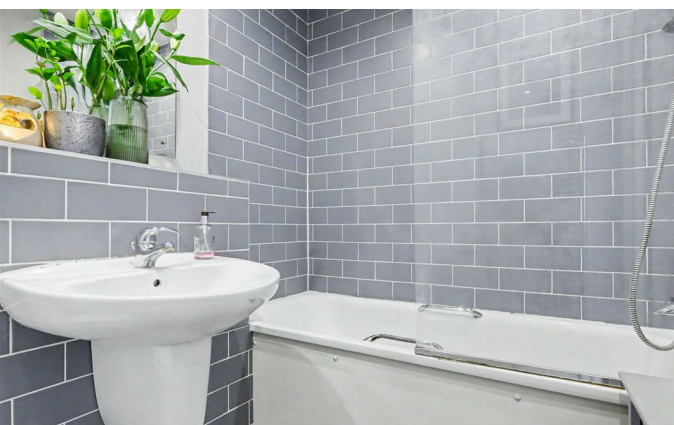


Food and drink enthusiasts will appreciate the proximity to The Big Penny Social, a local hotspot for live events, craft beer, and excellent dining, alongside a collection of six brewery taprooms serving artisan dishes. The area's strong sense of community adds to the appeal, with friendly neighbours and a lively social atmosphere.



With its combination of modern living, convenient transport links, and access to all that Walthamstow has to offer, this property is an ideal choice for professionals, couples, or first-time buyers seeking a comfortable, connected, and welcoming home.







### Entrance Hallway

### Reception Room / Diner / Kitchen

24'0 x 10'4 (7.31 x 3.14)

This spacious open plan reception room, dining area, and kitchen combines functionality with natural light. The room features large glass doors that open onto a balcony, flooding the space with daylight and inviting outdoor views. The kitchen area is fitted with light wood cabinetry, integrated appliances including an oven and washing machine, and ample work surfaces. The dining space comfortably accommodates a table and chairs, making this room ideal for both entertaining and relaxed living.

### Bedroom

12'7 x 9'11 (3.84 x 3.02)

This well proportioned bedroom is bright and airy, featuring floor-to-ceiling glass doors that open onto the balcony, allowing plenty of natural light to stream in. The room comfortably fits a double bed and additional furniture, including a chest of drawers and a baby cot. Neutral décor and soft carpeting create a welcoming and restful atmosphere.

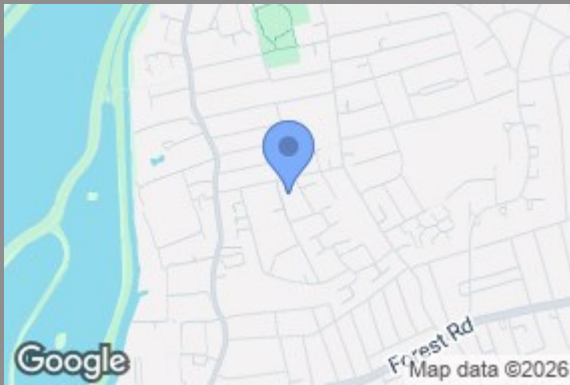
### Bathroom

7'3 x 5'7 (2.20 x 1.70)

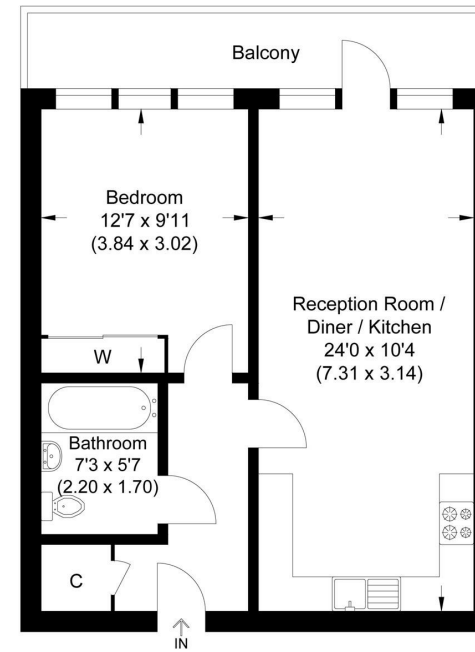
The bathroom is fitted with a white suite comprising a bath with glass shower screen, basin, and toilet. The walls are tiled in soft blue-grey ceramic tiles, enhancing the fresh and clean feel of the space. A mirror cabinet above the sink adds practical storage, while a small window brings in natural light.

### Balcony

The balcony runs the full width of the apartment and offers a private outdoor space with wooden decking and glass panel. This area is perfect for relaxing with views over the communal courtyard garden, providing a pleasant spot to enjoy fresh air and sunshine.



Approximate Gross Internal Area  
46.13 sq m / 496.53 sq ft



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band **B** EPC Rating **B**

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

69 Paul Street  
London  
EC2A 4NG  
020 7637 4000  
oliver.knipe@strettons.co.uk