



**5 Haroldstone Road,
Walthamstow**

**Offers In Excess Of
£425,000 Leasehold**



5 Haroldstone Road, Walthamstow

248 Hoe Street, Walthamstow, London,
E17 3AX

020 8521 1122
www.kings-group.net

- Ground Floor
- Private Garden
- Easy Access to Walthamstow Wetlands
- Short walking distance to St James Street Station
- Council Tax Band: B

Nestled on the charming Haroldstone Road in Walthamstow, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Ideal for small families or professionals, the property boasts a well-designed layout that maximises space and light.

The two bedrooms are generously sized, providing ample room for relaxation and rest. The master bedroom features an en suite bathroom, ensuring privacy and convenience for its occupants. This thoughtful addition enhances the overall appeal of the home, making it a perfect retreat after a long day.

One of the standout features of this property is the private garden, a rare find in the bustling city. This outdoor space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a tranquil setting. It offers a wonderful opportunity to cultivate your own green oasis amidst the urban landscape.

Located in a vibrant neighbourhood, the house is well-connected to local amenities, including shops, cafes, and parks. Public transport links are easily accessible, making commuting to central London a breeze.

In summary, this two-bedroom house on Haroldstone Road is a fantastic opportunity for those seeking a comfortable home with modern conveniences and a lovely outdoor space. Don't miss the chance to make this charming property your own.

Locality

Nestled on the charming and exclusive Haroldstone Road, your newly acquired residence opens the door to a plethora of exciting possibilities for exploring all that Walthamstow has to offer. Unrivalled in its sought-after position within Walthamstow, this property combines its exceptional outlook with generous space, size, and impeccable condition. Directly accessible from your doorstep is London's largest nature reserve, the 500-acre Walthamstow Wetlands, adorned with a Green Flag award. Immerse yourself in a calendar of weekly activities and seasonal events that engage both the local community and those from afar, spanning the UK and internationally. Whether it's family-friendly pursuits or adult-oriented experiences like talks, tours, and workshops, Walthamstow Wetlands offers a unique haven in the heart of London for learning, discovery, and exploration. For those inclined to venture a bit farther, the Blackhorse Beer Mile awaits just a short 20-minute stroll away—a walking route that showcases some of London's most exciting craft breweries. Home to establishments such as Wild Card, Signature, Exale, and Pillar Brewery's Untraditional Pub, this vibrant locale promises enjoyable drinks, pub quizzes, pizza feasts, and other beer-related delights, ensuring repeated visits. In terms of amenities, everything you could desire is conveniently situated along the renowned 1km Walthamstow Market, a mere 0.2 miles from your front door. The market is complemented by a diverse range of independent businesses, creating the quintessential neighbourhood that caters to all your needs. Transportation options abound, with five bus stops within 0.14 miles of your residence, providing access to various travel destinations. Blackhorse Road and St James Street stations are conveniently located at 0.60 miles and 0.30 miles from the property, offering both underground and over ground transport choices

Tenure: Leasehold
Lease Length: New Lease on completion
Ground Rent: £150 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,691 P/A

Hallway

Bathroom 6'1" x 6'2" (1.86 x 1.89)

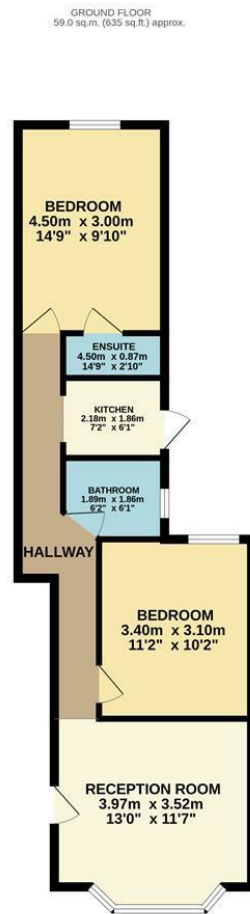
Reception 10'5" x 11'9" (3.20 x 3.60)

Kitchen 6'1" x 7'1" (1.86 x 2.18)

Bedroom One 10'2" x 11'1" (3.10 x 3.40)

Bedroom Two 9'10" x 14'9" (3.00 x 4.50)

En Suite 2'7" x 6'6" (0.80 x 2.00)



TOTAL FLOOR AREA: 59.0 sq.m. (635 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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