

Reception Room
17'3" x 12'2"

Kitchen
6'4" x 11'9"

Bathroom
4'7" x 7'10"

Bedroom
17'1" x 12'1"

Bedroom
11'4" x 7'5"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	66	73
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



PALMERSTON ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Arranged Over Two Floors
- Well Presented
- Close Proximity to St James Street
- Short Walk to Walthamstow Central

A bright and characterful chain-free ground floor flat with two bedrooms, spanning over 800 square feet and set close to Blackhorse Road and the creative energy of Blackhorse Lane. With wooden floors and thoughtfully styled interiors, this is a home with plenty of charm in one of Walthamstow's most exciting neighbourhoods.

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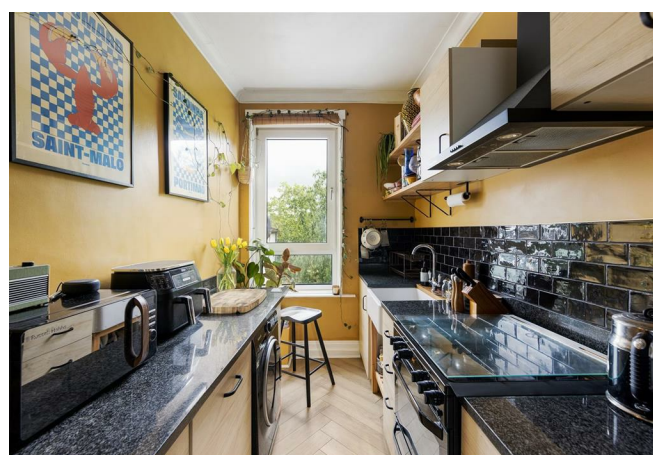
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IF YOU LIVED HERE....

Step inside and the reception room sets the tone straight away, with rich green walls, wooden floors, a feature fireplace and a generous layout that feels made for proper living. There's space to relax, dine and gather with friends, while the large windows bring in a lovely wash of natural light.

The separate kitchen brings a cheerful hit of colour, with yellow walls, black tiling and practical cabinetry creating a space that feels full of personality. The bathroom sits close by, neatly finished in a clean monochrome style with a full-sized bath.

Upstairs, the two bedrooms each have their own character. The larger room feels calm and inviting, with warm-toned walls and well-balanced proportions, while the second bedroom has useful eaves storage, making it ideal for guests, work or dressing space.

WHAT ELSE?

- Blackhorse Road station is close by, with the Victoria line and Overground making travel across London brilliantly simple.
- Walthamstow Wetlands is within easy reach for weekend wanderers, big skies and a welcome dose of nature.
- Blackhorse Lane is home to local favourites including Big Penny Social, Signature Brew and Exale, with food, drinks and events all nearby.
- Look out for nearby East of Eden, a studio offering yoga, pilates and spin whenever you need to do some serious stretching.



A WORD FROM THE EXPERT.....

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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