



- Reception Room  
15'0" x 12'11"
- Reception Room  
12'0" x 10'11"
- Kitchen  
8'11" x 8'0"
- Downstairs WC
- Lean To  
8'3" x 6'4"
- Bathroom  
11'4" x 8'11"
- Bedroom  
10'11" x 9'5"
- Bedroom  
15'0" x 12'11"
- Garden  
45'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## LANSDOWNE ROAD, WALTHAMSTOW

Offers In Excess Of £685,000 Freehold  
2 Bed House



### Features:

- Brick Fronted Terrace
- Two Bedrooms
- Upstairs Bathroom
- Downstairs WC
- Two Receptions
- Bay Fronted
- Large Private West Facing Garden
- Moments to Walthamstow and Queens Rd Stations
- Close to Walthamstow Village
- Great First Time Buy

Set on a quiet residential street just moments from Walthamstow Central, Queens Road station and the ever-popular Village, this bright and beautifully presented two bedroom brick fronted terrace offers generous living space, a large west-facing garden and a layout perfectly suited to modern day-to-day living. With two receptions, an upstairs bathroom and downstairs WC, it's a warm and welcoming home in one of East London's most well-loved pockets, ideal for first time buyers looking to settle into the area.

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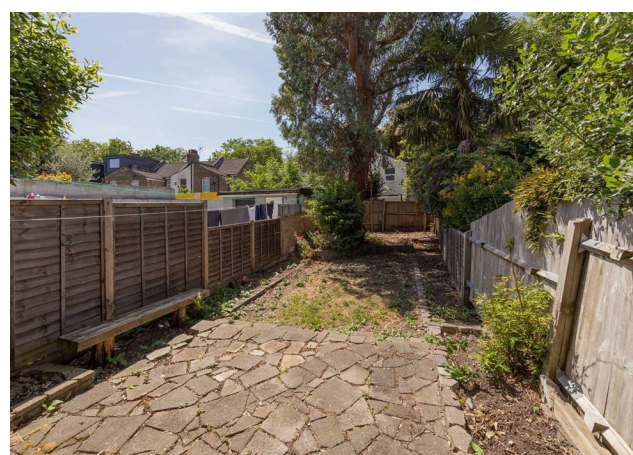
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#### IF YOU LIVED HERE...

Beyond the handsome brick façade and bay fronted exterior, you'll step into a thoughtfully arranged home unfolding across two floors, with a natural flow between the living spaces. The front reception is beautifully bright thanks to the large bay window, with calm neutral tones and tasteful interiors creating an easy sense of comfort throughout. A second reception sits to the rear, offering a more relaxed living or dining space with views out across the garden. The kitchen is set just beyond, with direct access outside, while a convenient downstairs WC adds to the practicality of the layout.

Upstairs, the two bedrooms are well proportioned and full of natural light, with the principal bedroom stretching across the width of the house at the front. The family bathroom is located on the first floor, keeping the layout functional and well considered for everyday living. Outside, the large private west-facing garden offers plenty of room to unwind, entertain or garden, with sunlight moving across the space into the evening. Whether

hosting friends in warmer months or enjoying a quiet morning coffee, it's a garden that feels tucked away from the pace of the city.

#### WHAT ELSE?

Walthamstow Central and Queens Road stations are both within easy walking distance, giving you fast and reliable connections across London.

Walthamstow Village is close by, with its independent cafes, pubs and restaurants offering plenty to explore locally. Lloyd Park and the William Morris Gallery are nearby, while the area's mix of green space and lively high streets gives a good balance of calm and connection.

The two reception rooms and generous garden make this home especially well suited to first time buyers wanting space to grow into.



#### 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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