

Reception Room
15'2" x 9'6"

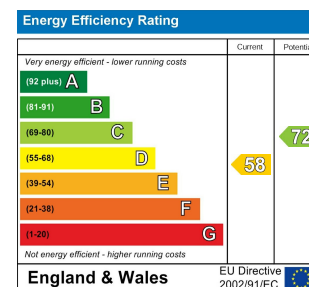
Hallway
5'1" x 11'6"

Bedroom
9'8" x 11'4"

Bathroom
6'6" x 5'10"

Kitchen
9'8" x 7'7"

Bedroom
12'4" x 11'6"



ELDON ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Freehold
2 Bed Flat



Features:

- First Floor Flat
- Two Bedrooms
- Split-Level
- No Chain
- Share of Freehold
- Central Walthamstow Location

A thoughtfully arranged two bedroom first floor flat in a central Walthamstow setting, laid out across two levels and well placed for the best of E17. From here you're within easy reach of both Walthamstow Queen's Road and Walthamstow Central, with the neighbourhood's independent restaurants, cafés, pubs and cultural spots all close at hand.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Set across two levels, this split-level home has a natural sense of separation, which always makes day-to-day living feel that bit calmer. The first floor position adds a little distance from the street, while the layout gives you two bedrooms and the kind of flexibility that suits modern life, whether you need space for guests, home working, or simply room to spread out.

The appeal here is just as much about what's beyond the front door. You're right in the thick of central Walthamstow, with quick access to the Victoria line and Overground, plus all the character that makes this part of east London so well loved. Lloyd Park, Soho Theatre Walthamstow, the Wetlands and the

ever-growing mix of local food and drink spots are all part of the wider neighbourhood scene.

WHAT ELSE?

Central Walthamstow location
A short walk to Walthamstow Central for Victoria line and Overground connections
Close to Hoe Street's independent cafés, restaurants and everyday essentials
Within easy reach of Lloyd Park, Walthamstow Village and the Wetlands
Well placed for weekends spent browsing local shops, meeting friends for dinner or heading into town with ease



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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