

GROUND FLOOR

Total Area: 59.3 m² ... 638 ft²

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

- Bedroom
10'5" x 10'5"
- Bedroom
10'5" x 10'2"
- Bedroom
8'2" x 8'2"
- Lounge
11'9" x 11'1"
- Bathroom
9'2" x 4'7"
- Kitchen
9'2" x 5'2"
- Garden
59'0"



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
	EU Directive 2002/91/EC	



CLAREMONT ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Apartment
- Ground Floor
- Private Garden
- Well Presented
- Close to Lloyd Park
- Walking distance to Blackhorse Road Station

This three-bedroom ground floor apartment brings together a comfortable layout, a sought-after location and the advantage of a private garden. The interior is arranged in a way that feels natural and easy to live in, creating a home that suits everyday routines as well as more social moments. Outside, the garden becomes a natural extension of the living environment, offering a pleasant setting for relaxing or entertaining. Lloyd Park sits close by, adding a popular green escape, while Blackhorse Road Station remains within walking distance, keeping connections across London convenient while preserving a clear neighbourhood feel.

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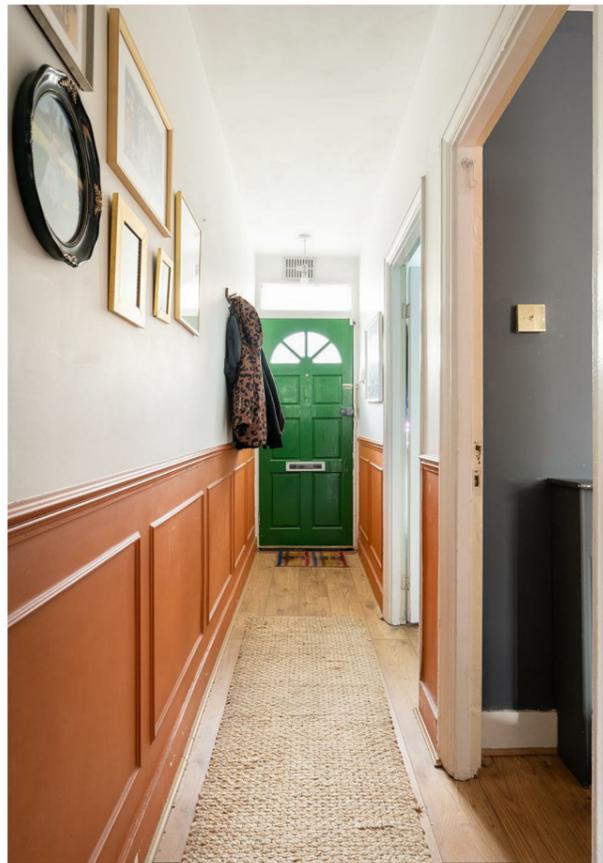
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IF YOU LIVED HERE...

This brick-fronted home presents a well-proportioned façade, with a cared-for appearance that creates a positive first impression. Step inside and the hallway immediately sets the tone, with elegant panelling and a confident use of colour giving a strong sense of arrival. Built-in storage keeps the entrance feeling organised, while the proportions allow for a natural flow through the ground floor. From here, the reception room unfolds as a warm and inviting setting, comfortably accommodating both living and dining. Rich wall colours add depth, while natural light draws you through towards the garden, giving the room a comfortable, sociable atmosphere suited to everyday living and entertaining.

The kitchen continues this assured style, pairing bold colour choices with clean, contemporary lines. Polished finishes are balanced by lighter surfaces, creating a gentle brightness and a room that feels cohesive and thoughtfully finished. Adjacent to this, the bathroom has a quietly indulgent feel, with crisp tiling offset by warmer tones and a bath with an overhead rain shower, lending a spa-like quality.

Three bedrooms are thoughtfully arranged, each with its own character. One features a rich, cocooning palette with shutters filtering daylight gently, another feels cheerful with confident colour, while the main bedroom is softly finished with an uplifting tone and well-balanced proportions.

Outside, the south-facing garden stretches away from the house, enjoying excellent sunlight throughout the day. Its generous length allows for seating or outdoor dining,

with greenery and lawn creating a fresh backdrop with scope to personalise. The surrounding area offers a lively yet relaxed setting, with a strong mix of local favourites and generous green open spaces close at hand. Independent spots such as The Italian Bakery are a popular draw for fresh bread and coffee, while Big Penny Social brings a social buzz as part of the wider Walthamstow Beer Mile. Lloyd Park provides an inviting outdoor escape, home to the William Morris Gallery, tennis courts, cafés and a well-loved playground, while the wide, waterside paths of Walthamstow Wetlands offer a broader natural setting. Families are well catered for too, with several highly regarded schools nearby, including the excellent Hillyfield Primary School just a three-minute walk away.

WHAT ELSE?
Blackhorse Road Station is around a 15-minute walk away, with the Victoria line offering quick, direct journeys into central London and beyond. London Overground services run alongside this, adding convenient connections across the capital and making travel straightforward for both commuting and weekends.



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 ASSISANT BRANCH MANAGER

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