



Reception Room  
15'2" x 9'6"

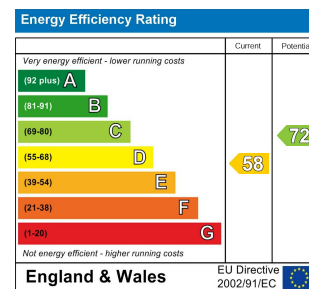
Hallway  
5'1" x 11'6"

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

£2,000 Per Month  
2 Bed Flat



### Features:

- First Floor Flat
- Two Bedrooms
- Split-Level
- Available Now
- Part Furnished
- Central Walthamstow Location
- Recently Redecorated
- Bright and Airy
- Council Tax Band B
- Close To Amenities

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.

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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

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