



81a Howard Road, London, E17 4SG

Offers in excess of £500,000



#### A Charming and Spacious Two-Bedroom Garden Flat

This attractive ground-floor flat offers generous proportions throughout, with high ceilings and beautiful wooden flooring adding warmth and character. The well-designed accommodation includes ample built-in storage, creating a practical and clutter-free living environment.

The property features a separate, modern fitted kitchen with plentiful worktop space, ideal for everyday cooking and entertaining. The bright and airy reception room provides a welcoming space to relax or host guests. There are two well-proportioned bedrooms, served by a well-appointed three-piece family bathroom.

To the rear, residents benefit from access to a delightful shared garden, providing a peaceful outdoor space to enjoy.

- Ground Floor Two Bedroom Flat
- Separate Kitchen/Living Area
- EPC Rating D
- Council Tax Band B
- Well Maintained Rear Shared Garden
- 0.3 Miles To Walthamstow Central Station
- Prime Walthamstow Location
- 605 Sq Ft - 56 Sq M

