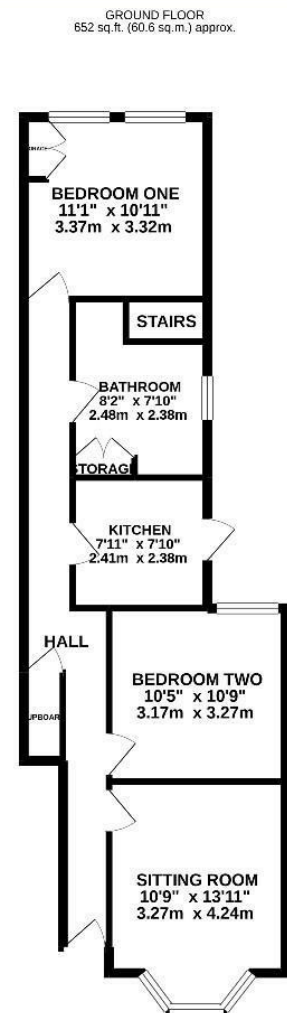


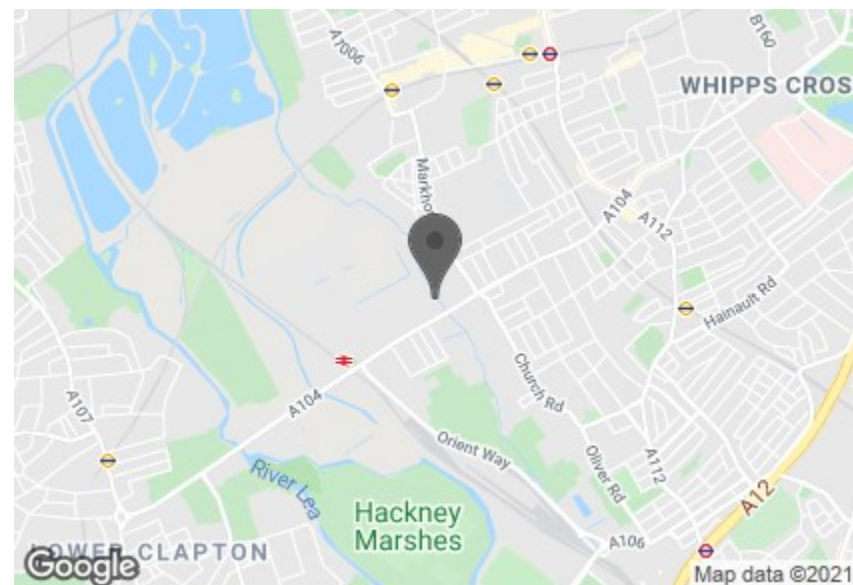
Flat

Blyth Road E17

£450,000



TOTAL FLOOR AREA : 652 sq. ft. (60.6 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Images with Metropix 5/2021.



Viewings Saturday 19th June - By Appointment Only

This is a beautifully presented ground floor Warner flat in Walthamstow, close to Clapton.

This property is located on a pretty tree lined street with excellent bus links to Hackney and Central London via Lea Bridge Road. Lea Bridge Road Station is close-by and offers a five-minute journey to Tottenham Hale and Stratford Underground Stations. The green open spaces of Jubilee Park, Hackney Marshes and Walthamstow Wetlands are all a short walk away.

There is a spacious sitting room with an original fireplace, shelving and a bay window, allowing space to dine. The two double bedrooms are both stylish, light and generous in size with plenty of built-in storage. The galley kitchen is handmade from Ash and Plywood and has plenty of preparation space. There is a large modern bathroom which has both a roll top bath as well as a modern and sleek walk-in shower. There is also extensive storage space in the bathroom for a washing machine and laundry. To the rear of the property there is a large well-kept 35ft shared garden with a built-in stone bake pizza oven, perfect for the summer.



LINUS JACKSON
PROPERTY AGENT
LINUSJACKSON.CO.UK

020 8281 9699
55 MANOR ROAD, LONDON E10 7AL

LINUS JACKSON
PROPERTY AGENT
LINUSJACKSON.CO.UK



ENERGY AND EFFICIENCY RATING

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	EU Directive 2002/91/EC	



OUT AND ABOUT

Chatsworth Road - A short walk across Hackney marshes, Chatsworth Road has an abundance of cafes, pubs, restaurants and a fantastic Sunday market.

Hare and Hounds - lovely pub with great burgers, live music, comedy and an all-weather beer garden.

Leyton Jubilee Park - Great facilities for sports and recreation and a natural meadow during the summer. Grab a coffee from the cafe or an ice lolly on a hot summer's day.

Turning Earth E10 - Artist led space running ceramics courses and studios for ceramicists.

Walthamstow Market - Europe's largest street market. The place to pick up a bargain!

Walthamstow Wetlands Nature Reserve - Area of protected wetlands, great for a walk and to visit the Engine House Cafe.

