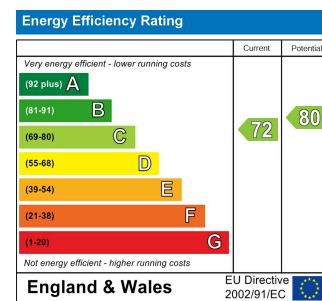


Total Area: 68.1 m² ... 733 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Share of Freehold

3 Bed Flat

Features:

- Three Bedroom
- First Floor
- Well Presented
- Short walk to Wood Street Station
- Private Section of Garden
- Easy access to Chestnuts Field
- Quiet Residential Location
- Close proximity to Epping Forest

This bright and spacious three-bedroom conversion has been lovingly refurbished with the perfect blend of contemporary convenience and traditional charm.

Not only does it benefit from stylish interiors, but it's situated in a fantastic location, with the amenities of Walthamstow in one direction, the calm of Epping Forest in another, and the convenience of Wood Street station in the other. Other perks include the private section of the rear garden, separate kitchen and reception room, and the fact that it has its own front door.



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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

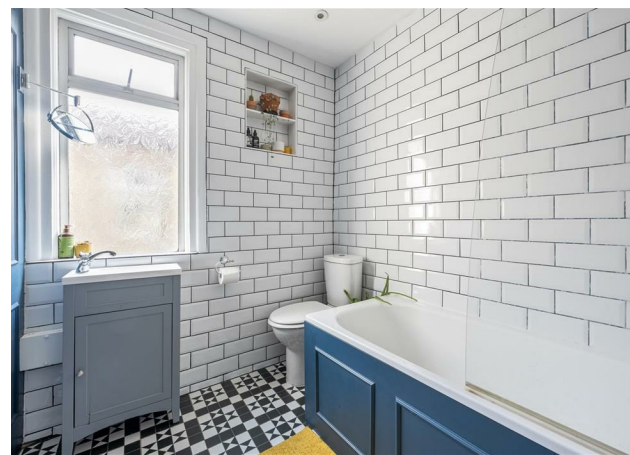
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You might still have to unpack, but this is a home you can enjoy from the moment you move in; in between the boxes, relax and take your time to appreciate all the thoughtful restoration work that's already been put in.

In the lounge, the soft carpeting provides a feeling of luxe, while the colour drenching across the walls, radiator and bespoke carpentry not only gives a stylish touch but adds to the sense of space. The kitchen is just as charming, with considered features throughout, such as the shaker-style cabinets, butler basin and glossy metro tiles.

The bathroom is just as aesthetically-pleasing, with more vintage-style fittings and an over-tub shower, while the three bedrooms are as immaculate as you'd hope too. There are two doubles, while the third smaller one would be perfect for a kid's room or study.

You have a private section of the rear garden, which takes in an eye-pleasing view of leafy climbers and mature trees, but if you want more nature, you can be at the cusp of Epping Forest within about ten minutes of walking. There's also Fellowship Square - home to the recently developed fountains, which can be found a similar distance in the opposite direction, and Walthamstow's

much-loved Lloyd Park a few minutes further.

The excellent coffee shop, Ruttle & Row, is mere seconds away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. Head in the other direction for The Dog & Duck, a family friendly gastropub - 10 mins from your front door. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just seven minutes from your door.

WHAT ELSE?

- You're only a 12 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.

- The 950-seat Soho Theatre Walthamstow is set to open later this year, and it's only 1.5 miles from your home.

-For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a mere eight minute stroll away, and their sponsors Exale provide the beer.



A WORD FROM THE OWNER...

"We moved to Victoria Road in 2017, it was our first home and big project! There isn't a room in the house that we haven't completely redecorated. So long textured wallpaper and avocado carpet, we hardly knew ye! We moved here because we'd heard so many great things about Walthamstow from friends (The William Morris Gallery, The Wetlands, the many many excellent breweries) but we discovered even more. We were so grateful to be here during lockdown, as this was when we discovered the trails and walks through the sprawling forest up towards Highams Lake and beyond. You really can keep walking for hours all the way to Epping if you're feeling adventurous, but we usually take the dog as far as Chingford and get the Overground train back to Wood Street, followed by a nice late lunch at Duke's (our local). Since moving here we've become big fans of our local football team, Walthamstow FC, only £8 a ticket, bring your own food and drink, and only a 7 minute walk from our front door. Naturally this is followed by another pub lunch, this time a pizza at the Dog and Duck. We'll be sad to leave Walthamstow but we need to upsize as we're expecting twins! We're taking the plunge and moving to the coast which has long been a dream of ours. We'll be sad to leave Walthamstow but we're very grateful for all the wonderful memories we've made here."

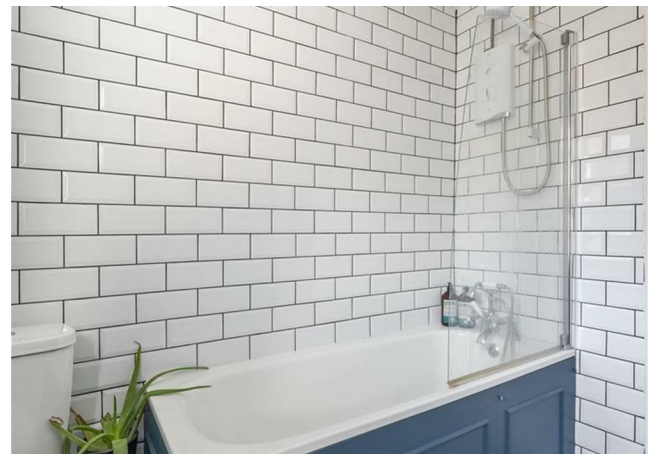
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Garden
6'3" x 8'8"

Kitchen
7'4" x 6'7"

Reception
11'10" x 13'5"

Bathroom
7'4" x 6'0"

Bedroom 1
5'2" x 8'0"

Bedroom 3
10'6" x 9'8"

Bedroom 2
11'8" x 10'10"



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