

HATHERLEY ROAD, WALTHAMSTOW Offers In Excess Of £600,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Flat
- Ground Floor
- Beautifully Presented
- Almost 900 sq.ft
- Basement (445sq ft)
- Private Garden

A bright and beautifully restored two-bedroom period conversion with excellent proportions thanks to its clever layout, and a fantastic location in the heart of Walthamstow's action, but still on a quiet street.

As well as our favourite period features, the ground floor home enjoys direct access to a sizeable private garden. Just a short stretch beyond that, you'll find the incredible amenities that Hoe Street has to offer, including the redevelopment of the world-class Soho Theatre Walthamstow, and a whole host of award-winning restaurants, not to mention Walthamstow Central station for some excellent transport links.

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0203 397 9797

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hello17@stowbrothers.com
0203 397 9797

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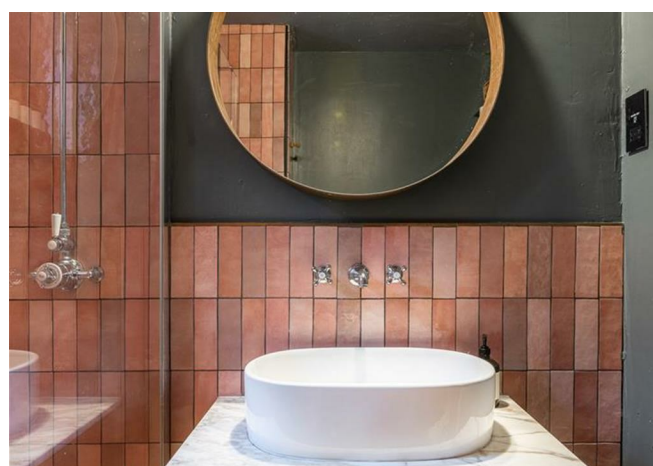
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IF YOU LIVED HERE...

Thanks to its pristine condition, you can instantly welcome friends into your beautiful home, which is almost 900 square foot. You'll love how the property stays true to its period roots with the considered colour palette and features such as the high ceilings with picture rails, sash window frames, original Edwardian floorboards and original fireplaces with tiled hearths.

The open plan living area is a brilliant size, but the original folding concertina wood doors can divide the two rooms if desired. As well as those mentioned above, standout features include the bay window with original wood panelling and built-in shelving on either side of the chimney breast.

With ample room for a dining table in the Shaker-style kitchen, it's a great set-up for entertaining friends or family - and you'll enjoy showing off the design (the space has even been used as a shoot location for a feature in a national newspaper). It's been painted a moody mid-green, with the made-to-measure cabinetry matched to the shade. Aged solid brass handles have been fitted alongside a Butler sink and aged brass deVOL tap. The Caesarstone worktop was fitted in 2020 and has a 25yr warranty. Vintage 1970s wall lights have been installed above the fireplace, and there's also corning and a ceiling rose. The appliances are high-spec, including a stainless steel Miele oven and a Smeg five-burner gas hob.

The kitchen opens via original stained glass glazed double doors to the home office/snug, which has a double glazed skylight and access to the garden via the double glazed door. Architectural details have been picked out with colourful pink and vivid blue accents.

In the bathroom, the mid-century vanity unit is topped with a solid Calacatta honed marble top,

while the candy-striped cement floor tiles were handmade in Spain.

The bedrooms are naturally light thanks to the rear being south-facing. The smaller of the two has a wardrobe area and bay window, while the larger one has plenty of floor-to-ceiling storage. This leads to the conservatory, where planning permission has been granted by Waltham Forest Council for an extension to add a second shower room, freestanding tub and glazing. You've got a cellar space and lean-to for storage, and as for the garden, you'll appreciate the quality of the horizontal slatted fence panels and the space the gravelled side return offers. You also own the garden at the front.

Beyond, you can enjoy the best of E17. Mere minutes away, you'll find "London's best pizza" (according to the Evening Standard) at Sodo, while just beyond, the eateries on Hoe Street are humming with more accolades. Head a few minutes further for Walthamstow Village for an even wider choice of top eateries and pubs.

WHAT ELSE?

- Walthamstow Central station is seven minutes away on foot for direct twenty minute runs to Oxford Circus via the Victoria line and Liverpool Street via the Overground.
- Lloyd Park is eight minutes away and home to landscaped gardens, cafes, courts, outdoor gym and skatepark, or if you're more into stretching indoors, just two minutes from you is East of Eden, offering yoga and pilates whenever you need to do some serious stretching.
- While you wait for the Soho Theatre Walthamstow to open, you can still enjoy some excellent entertainment at the wonderfully eclectic Trades Hall, a favoured spot for renowned comedians to perform warm-up sets. Ye Olde Rose & Crown also puts on some excellent shows, including annual pantos. Both venues are about four mins on foot.



A WORD FROM THE OWNER...

"We love this flat and we've put a lot of ourselves into it. The Edwardian proportions and period details really clinched it for us, it has been such a special home with so much character. The gorgeous, grand open-plan double reception room has been a dream for hosting friends for dinners and drinks. We get lots of compliments on our green kitchen, which, fun fact, was used as a shoot location for a feature in a national newspaper. The snug is an amazing light-filled WFH spot and was a lifesaver during the pandemic. Location-wise we have definitely been spoiled. We like that there is no though traffic on Hatherley Road so it's always quiet, but Walthamstow Central Tube and Overground station is super close; there's great coffee at Perky Blenders, good loaves at Today Bread and tons of pubs. We are also dangerously close to best pizza in London — Sodo — plus the SkandiHus pottery studio and yoga, Pilates and barre at East of Eden. It's a short stroll to Lloyd Park or Orford Road — the Vestry Museum gardens are lovely for a picnic in summer and the Nags Head is guaranteed fun. It's a shame that we're missing the opening of the Soho Theatre, just around the corner, which is happening in the next few months after a mega renovation. Our flat has been perfect as it is, but it has more potential if anyone is so inclined — there's the ginormous basement and planning permission for an extension. We know we will miss Hatherley Road very much."

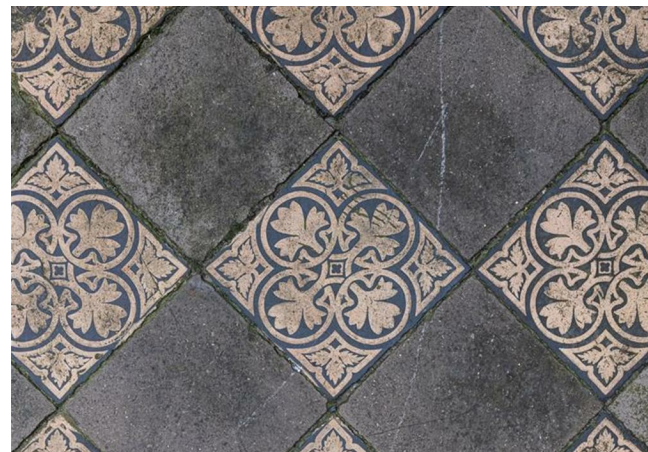
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Reception Room
14'3" x 12'10"

Kitchen / Diner
12'2" x 13'2"

Study
5'4" x 6'9"

Shower Room
6'4" x 5'10"

Bedroom
10'0" x 11'3"

Bedroom
12'5" x 10'11"

Lean To

Basement
17'8" x 12'5"

Basement
11'11" x 12'3"

Garden
approx. 32'9"



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