

WEST AVENUE ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Ground Floor Apartment
- Victorian Conversion
- Immaculately Presented
- South West Facing Private Garden
- Long Lease
- Church Hill Location
- Close To The Village

A bright, stylish and spacious two-bedroom apartment set on the ground floor of a handsome, brick-fronted Victorian end terrace. You're enviably located in the heart of Walthamstow Village, and a short six minute walk from Walthamstow Central which provides access to the Victoria Line.

This elegant apartment is finished to a high standard, with classic charm and original features complimenting the contemporary and neutral decor. You're in a slightly elevated ground floor position, set back from the quiet road, you have a gorgeous south westerly facing private garden and the additional bonus of a modest cellar - wine lovers, take note!

REQUEST A VIEWING
0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

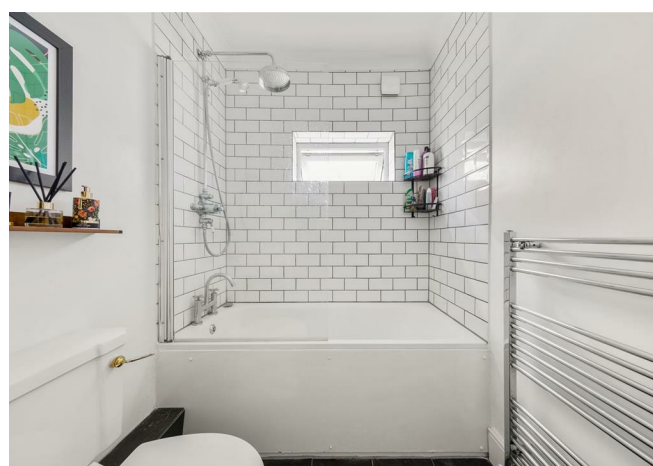
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

You'll step into your hallway and find your lounge immediately on the right. It's 215 square feet of welcoming space, with a half-shuttered bay window. The decor is neutral and fresh, with varnished pine floorboards underfoot and an attractive, traditional cast iron fireplace.

Your first bedroom is next, over 145 square feet in size you've got a view of the garden and gorgeously high ceilings. Your bathroom's handsomely finished with a traditional white suite and rainfall shower over the tub, while pristine metro tiles encircle the window. Next is your kitchen, with warm wood worktops and ceramic sink. Step out from here into your garden, with paving giving way to neat lawn and mature trees.

Lastly you'll find your second bedroom at the end of the hallway - a neat 100 square foot of space, with another bay window displaying all the greenery outside. Two minutes from your door is the Walthamstow Village high street of Orford Road, packed with delightful pubs and eateries as well as the award-winning Spar. Take a stroll and enjoy the lovely independent shops, pick up

some flowers from Petals in Bloom, grab a coffee and pastry to go from Froth and Rind and enjoy munching away in the village square - a local meeting point where friends gather to catch up and enjoy the occasional game of boules! At the end of the road, you'll find yourself at the picturesque St Mary's Church, where you could believe you're no longer in London. But walk for six minutes and you can be on the Victoria Line, which takes you to the centre of the city in as little as a quarter of an hour.

WHAT ELSE?

- Your local is the smart Queen's Arms, offering excellent food and a great choice of craft beers in a comfortable, traditionally sumptuous environment.
- Spend a sunny Saturday exploring the neon playground that is God's Own Junkyard a short hop from your front door, stopping for an alfresco drink and snack from one of the many breweries and pop up food stalls dotted around this thriving culdesac
- A mile up the road you'll find the natural haven of Leyton Flats and Hollow Pond, where you can enjoy an afternoon of boating and birdwatching.



A WORD FROM THE OWNER...

"West Avenue Road is the perfect location in Walthamstow and we have loved our experience of living here

The tube and bus stations are only a few minutes walk away, meaning commuting and travelling to central London is quick and easy. Two minutes walk in the other direction will bring you to the beautiful Walthamstow village, which we really love with its numerous pubs, cafes and restaurants. Slightly beyond that but still just a short walk away is the Ravenswood estate where we have loved visiting the breweries, taprooms and the really cool gallery, God's Own Junkyard.

We've also thoroughly enjoyed regular Saturday morning visits to the food markets at Lloyd Park and to the William Morris Gallery, and a number of great walks on our doorstep, either to the Wetlands or into Epping Forest.

The flat itself has been perfect for us too, being a beautiful Victorian flat with a private garden where we've enjoyed hosting friends and family in summer.

We'll be sad to leave but hope the next owner enjoys it as much as we have!"

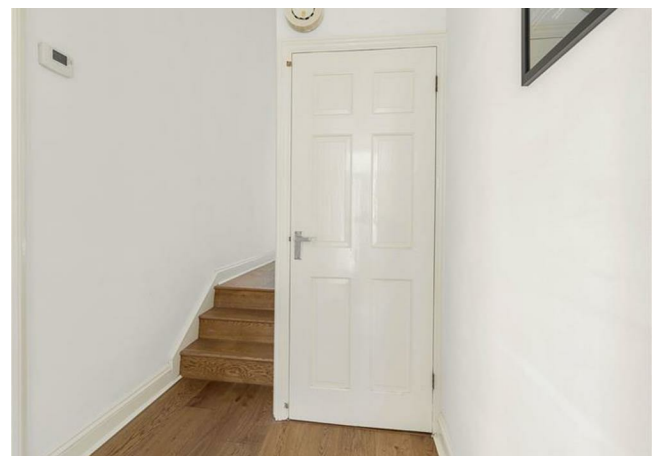
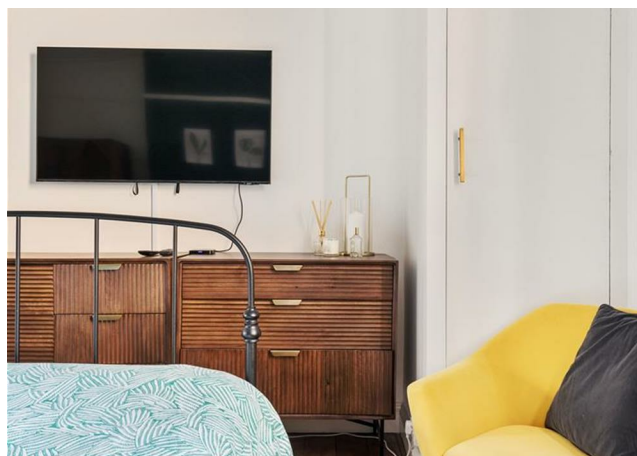
REQUEST A VIEWING
0203 397 9797

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM



Reception Room

16'10" x 13'3"

Cellar

26'7" x 5'6"

Bedroom

13'11" x 11'1"

Bathroom

Kitchen

7'8" x 7'4"

Bedroom

11'1" x 9'3"



REQUEST A VIEWING
0203 397 9797

FOLLOW US → @STOWBROTHERS
STOWBROTHERS.COM