



BARCLAY ROAD, WALTHAMSTOW Offers In Excess Of £625,000 Share of Freehold 3 Bed Apartment - Conversion



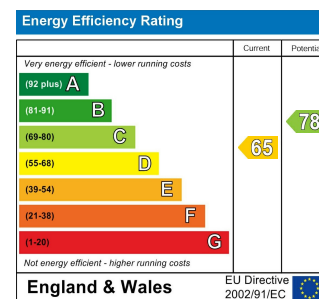
Features:

- Three Bedrooms
- Village Location
- Share Of Freehold
- 35ft Rear Garden
- Ensuite to master bedroom
- Beautifully presented
- Arranged over three floors
- End of terraced
- Side access to garden

A bright and brilliant three-bedroom apartment conversion on a charming street in a prime Walthamstow Village location. Coming in at over 1000 square foot - and spread out over three floors, it's packed with highlights, including the rear garden with side access, two bathrooms and period features throughout.

Step outside and walk ten minutes in one direction for all the green glory of Hollow Ponds, or just a bit further in the other direction for Walthamstow Central, where you can whiz into the West End in barely enough time to write your shopping list.

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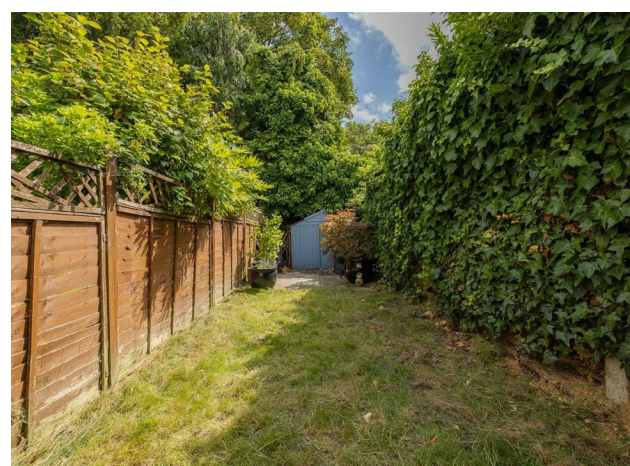
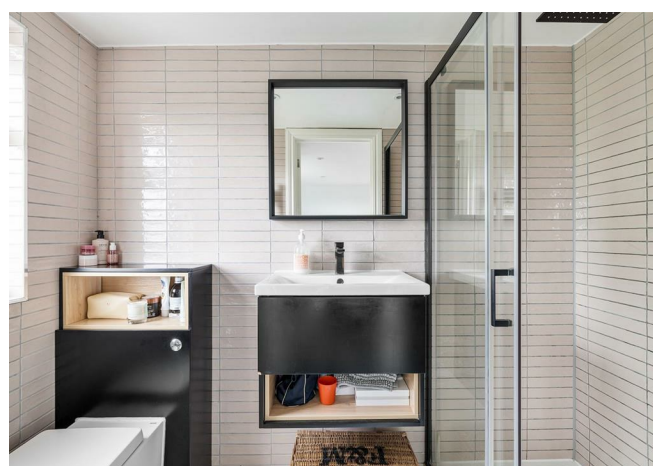
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IF YOU LIVED HERE...

With over 1000 square feet of smartly decorated internal space - and plenty of storage, this is a home you can effortlessly settle into. Due to its neutral walls, generous proportions and window at the front and back, the reception room has a bright and brilliant feel. The custom carpentry not only looks great but will be ultra convenient too.

The kitchen is handily located just across the hall, complete with sleek units, high quality appliances and stylish geometric tiling. There's a smart family-bathroom on this floor, as well as a bedroom, which could also be used as an office or studio if preferred.

Up in the converted loft, you'll find two bedrooms, including a master with a contemporary ensuite - a real luxury if you've not had one before. There's also plenty of eaves storage to keep clutter at bay.

At the rear you have a 35 foot garden, with a lawn and plenty of leafy foliage to bring a lovely air of seclusion. There's a shed at the end for yet more storage.

Beyond your handsome frontage, you'll discover that you've joined a brilliant community, with plenty of local activities to enjoy on your doorstep, from the E17 Art Trail to the Village Jumble Trail. Walthamstow Village is packed with ancient history (which is how it gets its official 'village' status - it's not just a quaint, self-appointed

title), as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores - you won't be able to keep away from Eat 17 (dubbed 'London's poshest Spar' by the press)

While Orford Road is the main hub, you'll find the wider area potted with brilliant amenities, such as authentic sushi takeaway Ohba Leaf Kitchen, the lively and down-to-earth Made in Portugal cafe, and the ultra-friendly Castle gastro-pub. At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as breweries Wild Card Brewery, Pillars Brewery, Trap, plus gin palace Mother's Ruin.

If you need to escape further afield, you'll be pleased to know that you're only 13 minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Overground, or walk a bit further to Walthamstow Central for access to the speedy Victoria line.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 25 minutes north, Fellowship Square, with its impressive fountains, is in the same area, while Hollow Ponds, at the cusp of Epping Forest, is around 10 minutes south east.
- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre, which has a fantastic food court operated by CRATE, and mini golf, as well as convenient chains.
- Parents will be pleased to know you an abundance of really popular schools nearby.



A WORD FROM THE OWNER...

"The best thing about living on Barclay Road is the neighbours. Having lived here for almost 10 years, we have come to know quite a number of our neighbours who are friendly and very helpful. The street Whatsapp group comes in very handy if deliveries go awry and provides support for residents in a variety of ways. Being so close to the village was what drew us to this property where we enjoy the shops and cafes there every weekend. We have a young child and trips to the nearby Wingfield and Lloyd parks are also a regular feature for us and the house is well situated for a choice of great schools. Day to day, the proximity of the property to Wood Street overground station, Walthamstow Underground Station and buses to Leytonstone station help with the commute to central London."

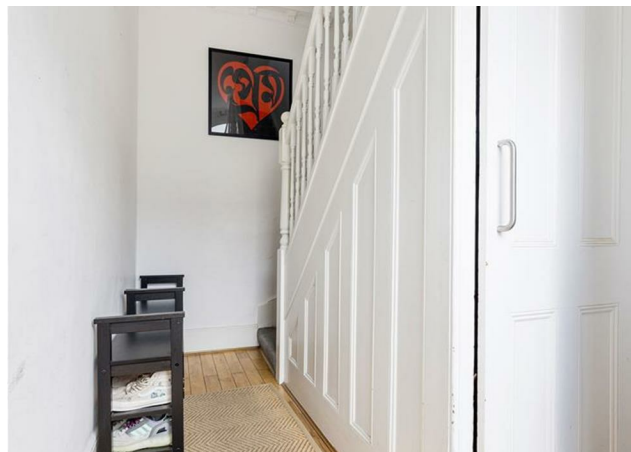
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Reception Room

11'4" x 26'6"

Bathroom

5'6" x 8'5"

Bedroom

8'10" x 11'7"

Kitchen

8'10" x 12'5"

Bedroom

12'2" x 7'1"

Eaves Storage

Bedroom

10'1" x 10'10"

Ensuite

3'9" x 7'7"

Eaves Storage

Garden

approx. 32'9"



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