

Kitchen/Reception Room
23'10" x 12'2"

Bedroom
13'3" x 12'2"

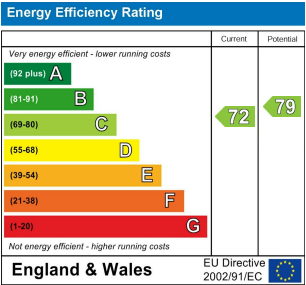
Bathroom
9'10" x 4'10"

Bedroom
10'4" x 6'8"

Cellar
14'5" x 5'2"

Garden
35'1" x 16'8"

Garden Room
9'4" x 7'4"



THIRD AVENUE, WALTHAMSTOW

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



Features:

- Two Bedroom Ground Floor Flat
- Victorian Conversion
- Walthamstow Central Location
- Private Rear Garden
- Outbuilding/Office
- Close To The Village
- Long Lease
- Cellar
- Immaculate Throughout

This beautifully decorated 2 bedroom apartment set on the ground floor of this attractive Victorian conversion is packed full of period charm. With excellent transport links at nearby Walthamstow Central a short stroll away and close to all amenities on Hoe Street, it even boasts coveted ample cellar storage and an additional garden room.

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IF YOU LIVED HERE...

The principal bedroom features two built-in wardrobes for ample storage. A stunning bay window adds timeless period charm, while the space flanking the chimney breast is thoughtfully designed with built-in shelving and bespoke white cabinetry below. Soft carpeting enhances comfort, and half-height plantation shutters provide privacy while allowing natural light to flow through.

Adjacent to the bedroom, the bathroom is finished with stylish sandstone tiling against white walls. Contemporary black fixtures, including a statement black radiator, complement the white suite beautifully. The glazed shower-over-bath combo and a sink set within a wooden unit complete this modern yet warm space.

Further along the corridor, you'll find the second bedroom, bathed in natural light from a well-positioned window. The walls are painted in a soft pistachio, paired with cream carpeting and an elevated cabinet and shelving unit set within the alcove maximize storage.

The property includes a generous cellar, ideal for overflow storage. There's plenty of room for seasonal items, suitcases, and anything you'd prefer to keep out of sight without cluttering your wardrobe.

Through a curved doorway, you'll discover the open-plan kitchen and reception area. The kitchen layout features elegant blue-grey units, a built-in wine rack, integrated appliances, and classic white metro tiles. A cleverly designed wooden-topped table doubles as extra preparation space or a casual dining area. The reception area provides ample space for relaxing, with a wooden lintel in the chimney breast serving as a striking focal point. Dual-aspect windows flood the room with light, creating an inviting and airy atmosphere.

Stepping outside, you'll find an elevated decked platform, perfect for outdoor entertaining. Steps lead down to the lawn, bordered by raised beds with mature shrubs leading you to the versatile garden room beyond. The front is fully glazed to bring the outside in, and features warm wooden flooring and a shiplap ceiling, making it ideal for a home office, creative space, or guest accommodation.

WHAT ELSE?

It's just a short walk to Walthamstow Central where you're spoilt for fantastic transport links, including the Victoria and Overground lines, as well as plenty of buses to choose from. With Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in east London to help convince you, too. Head to the beautiful William Morris Gallery, the former home of the innovative nineteenth-century designer, which sits in the grounds of the lovely Lloyd Park and all its public



A WORD FROM THE OWNERS...

"Hi! We've loved our time living here and have formed some great memories raising our young family in the property. The proximity to Walthamstow Village makes it a great location practically and socially, while being a five minute walk from the underground and overground station, as well as multiple bus routes, has enabled us to get around London with ease, with a baby, without needing to own a car. As for the property itself, the garden office has been invaluable as we both work from home multiple days per week, while the garden is an ideal sun trap for entertaining during the spring and summer. We hope whoever lives here after us will gain as much enjoyment from living here as we have!"

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