

Reception Room
10'10" x 13'3"

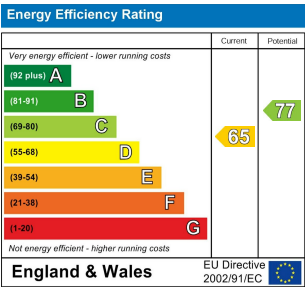
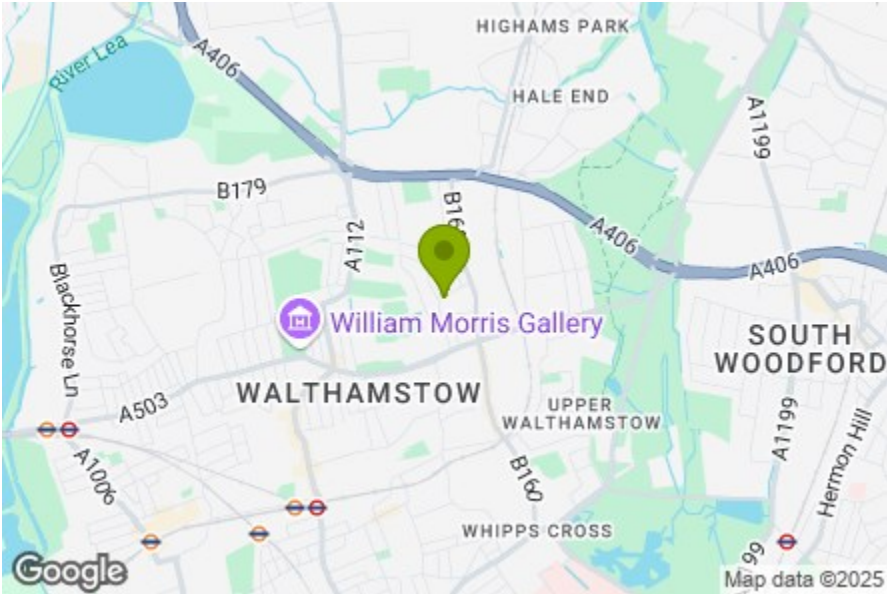
Kitchen
10'5" x 12'1"

Bathroom
7'4" x 6'2"

Bedroom
11'11" x 10'11"

Bedroom
7'4" x 7'4"

Garden
8'10" x 45'11"



VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Share of Freehold 2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Ground Floor
- Victorian Conversion
- Beautifully Presented
- Private Garden
- Share of Freehold
- Short walk to Wood Street station
- Close to Epping Forest

This well-presented two-bedroom Victorian conversion is set on the ground floor of a period property in a highly sought-after area of Walthamstow. The spacious reception room offers a welcoming living space, while the stylish kitchen is thoughtfully designed with modern finishes. Both bedrooms are bright and airy, enjoying plenty of natural light. The private garden provides a peaceful retreat, perfect for relaxing or entertaining. With a share of the freehold, this home is just a short walk from Wood Street Station, ensuring excellent transport links, and is close to Epping Forest, offering scenic walks and outdoor adventures.

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IF YOU LIVED HERE...

Stepping inside, a long hallway extends throughout the home, creating a wonderful sense of space and continuity. Original wood flooring runs underfoot, adding warmth and character while preserving the property's Victorian charm.

The generous reception room features a beautiful box bay window, perfect for a reading nook. The wood floorboards continue, complemented by deep powder blue walls and built-in white-painted storage that maximises space while enhancing the room's high ceilings and period features.

Both bedrooms overlook the private garden, creating a calm and relaxing atmosphere. The well-proportioned main bedroom comfortably fits a double bed, with potential for built-in wardrobes. The second bedroom, though more compact, is ideal as a nursery, guest room, or home office.

Further along the hallway, the stylish bathroom features a large bath with a waterfall shower, white tiled walls, slate flooring, and two deep storage cupboards. A window allows for natural light and ventilation.

At the rear, the kitchen enjoys plenty of natural light from the back window and a door leading to the south-facing garden. A black and white honeycomb mosaic floor adds character, complementing navy built-in cabinetry, wood worktops, and a crisp

white tile splashback. Built-in appliances and space for a dining table make it a practical and inviting space.

The long south-facing garden is a natural extension of the home, starting with a paved area leading onto a lush lawn bordered by flower beds. Ideal for entertaining or unwinding, the space feels private and tranquil, with mature trees stretching over the fence to create a secluded retreat.

Beyond the home, there's plenty to explore just a short walk away. Wood Street Indoor Market offers independent traders, vintage shops, and unique finds, while Lloyd Park provides beautifully maintained gardens, a café, and the historic William Morris Gallery. Epping Forest is also nearby, offering scenic walks, cycling, and a peaceful escape from city life. For a welcoming local pub, The Bell Walthamstow serves craft beers, great food, and a friendly atmosphere—perfect for unwinding with friends or a quiet evening out.

WHAT ELSE?

Wood Street Station is within easy reach, providing Overground services for quick connections to the city and beyond. Walthamstow Central Station is also nearby, offering access to both the Victoria Line and Overground, making commuting and travel across London effortless. Numerous bus routes serve the area, ensuring excellent connectivity to surrounding neighbourhoods, shopping destinations, and cultural hotspots.



A WORD FROM THE OWNERS...

"We have absolutely loved living here for the past four years – so much so that we're looking to stay in the area as we upsize. It's a great neighbourhood that feels quiet and safe but with so much going on locally. Our private garden is a little oasis on sunny afternoons with the direct kitchen access facilitating many an evening BBQ. We love getting out in nature, regularly walking to Chingford Plain and Hollow Ponds. Lloyd Park and Epping Forest are right on our doorstep, and we really appreciate such easy access to these green spaces. Walthamstow Village is a brilliant spot to explore on weekends whilst Wood Street has transformed in the past few years and is thriving as a bustling community of independent cafes, shops, pubs and restaurants; the pastries at Wood Street Bakery are sensational!"

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