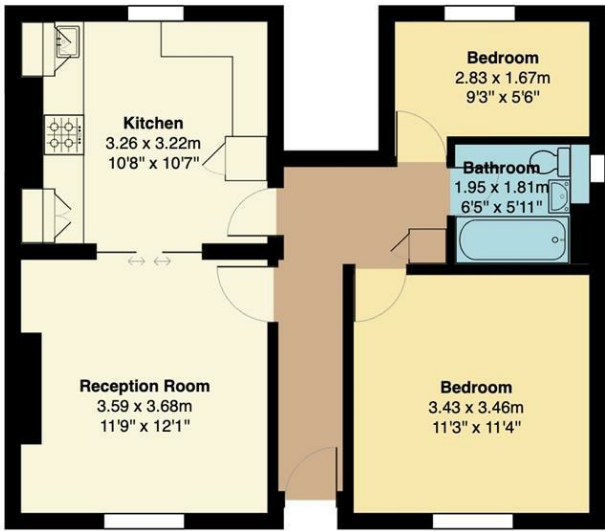


Shared Garden - approx. 30m in length



Upper Ground Floor

Total Area: 54.2 m² ... 583 ft²

All measurements are approximate and for display purposes only



Reception Room  
11'9" x 12'0"

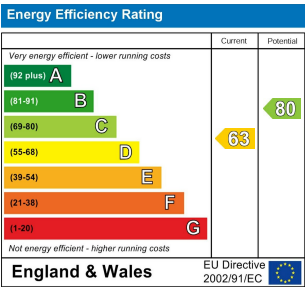
Kitchen  
10'8" x 10'6"

Bathroom  
6'4" x 5'11"

Bedroom  
11'3" x 11'4"

Bedroom  
9'3" x 5'5"

Shared Garden  
98'5"



GROSVENOR PARK ROAD, WALTHAMSTOW  
Offers In Excess Of £550,000 Share of Freehold  
2 Bed Apartment - Conversion



Features:

- Two Bedroom Apartment
- Raised Ground Floor
- Share of Freehold
- Walthamstow Village Location
- Period Features
- 100ft Rear Shared Garden

This beautifully refined two-bedroom apartment is set on the raised ground floor of a distinguished brick-fronted period property in the heart of Walthamstow Village. Offering a share of freehold, the home effortlessly blends classic charm with modern comfort, boasting period features that enhance its character and warmth. The spacious interiors are bathed in natural light, creating an inviting atmosphere throughout. At the rear, a generous 100ft shared garden provides a serene escape, offering ample space for outdoor dining, relaxation, or social gatherings amidst a lush green setting.

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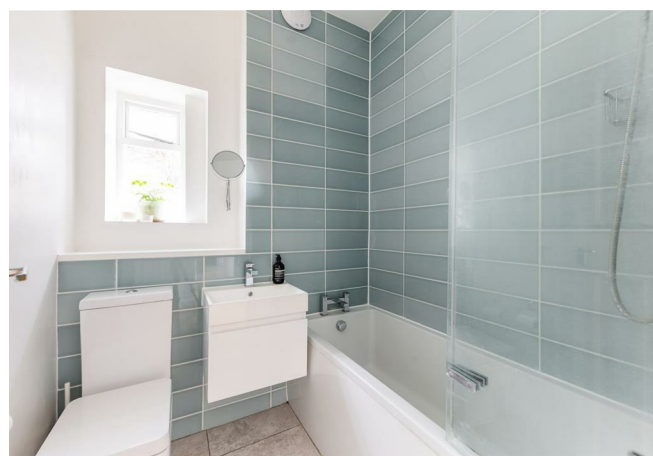
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#### IF YOU LIVED HERE...

Your stunning new home has been finished to an exceptional standard, blending style, sustainability, and period charm. Eco-friendly paints from Farrow & Ball and Little Greene Paint adorn the walls, while high-quality fittings and cast iron radiators enhance its aesthetic. Soaring ceilings amplify the sense of space, with original coving and sash windows preserving its heritage.

The welcoming hallway, adorned with vintage Sanderson floral wallpaper, features a built-in storage cupboard. Solid oak parquet flooring flows into the reception room, where a warm blue palette with crisp white accents creates an elegant feel. A grand south-facing sash window fills the space with natural light, while an open fireplace with a gas fire adds warmth. Custom-built cupboards and shelves provide stylish storage, and solid wood pocket doors offer flexibility between open-plan living and privacy.

The kitchen overlooks the shared garden, with parquet flooring continuing from the reception. Cream walls contrast beautifully with deep olive custom cabinetry, a solid Iroko worktop, and a blue tiled splashback. Integrated appliances, brass hardware, a solid ceramic sink, and a built-in dining nook with seating and storage complete the space.

The main bedroom, bathed in southern light, features arched window panes framing tree-lined views. Soft dusty rose walls enhance the tranquil atmosphere, creating a soothing retreat. At the rear, the second bedroom offers a versatile space, its muted green walls complementing the pure wool carpet, and large sash window ensuring an

airy feel.

Centrally positioned, the bathroom blends modern elegance with practicality. Clean, squared lines define the bath with an overhead shower, basin, and WC, while soft blue tiles complement the light walls. A built-in vanity unit provides storage, with additional shelving beneath the window.

The shared garden offers a tranquil escape, with a sweeping lawn creating a sense of openness and serenity. A paved area at the entrance is perfect for potted plants, adding greenery and charm. Whether unwinding outdoors or entertaining friends, this inviting space is ideal for both.

Walthamstow Village and high street are a short stroll away, offering historic charm, independent shops, cafés, and renowned eateries. The vibrant God's Own Junkyard, a must-visit for its eclectic atmosphere, is also nearby. For green space, Lloyd Park is just under a 20-minute walk, home to open lawns, beautifully maintained gardens, and the William Morris Gallery—perfect for a leisurely afternoon outdoors.

#### WHAT ELSE?

When it's time to venture further, excellent transport links make commuting and exploring London effortless. Walthamstow Village High Street is a short stroll away, offering fast connections via the Victoria Line and Overground, getting you into the heart of the city in minutes. A short 11-minute walk brings you to Walthamstow Queen's Road, providing additional Overground services for easy access to key destinations.



#### A WORD FROM THE OWNERS...

"We love this flat so much and are very sad to leave. It has such fantastic period features and the garden is really a one-off: perfect for bbqs, dogs and kids alike, all year long. The location is particularly special. There is a real community with everyone on the street. If you ever need anything, multiple neighbours will come to your aid. And walking round Walthamstow Village really does feel like you are in a village—one with exceptionally good shops, pubs and restaurants."

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