



WOODVILLE ROAD, WALTHAMSTOW

Offers In Excess Of £499,995 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Purpose Built Flat
- First Floor
- Garage
- Private Rear Garden
- Walthamstow Central Location
- Long Lease
- Easy Access To St James Street

This well-presented first-floor flat offers bright and spacious interiors in a highly convenient location. Featuring two bedrooms, a private rear garden, and the added benefit of a garage, this home is ideal for those seeking both comfort and practicality. Positioned within easy reach of Walthamstow Central and St James Street, it provides excellent transport links alongside a variety of local shops, cafés, and green spaces. With a long lease and a sought-after setting, this is a fantastic opportunity for buyers looking to settle in a vibrant and well-connected neighbourhood.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Park your car effortlessly in your private garage before ascending to the first floor, where a well-laid-out landing connects each room. Thoughtfully designed, it also offers space for stylish storage, keeping shoes and coats neatly tucked away.

At the front, the reception room welcomes you through an elegant glazed door, adding character and charm. A large window fills the space with natural light, while wood flooring enhances the warmth. The generous layout easily accommodates a dining table and lounge area—a clean, versatile space ready to make your own.

Flowing from the reception room, the kitchen is bathed in natural light from its south-facing window. Designed for efficiency, it features integrated appliances and well-planned cabinetry, including overhead cupboards for maximum storage. A practical and inviting space for effortless meal preparation.

The main bedroom, also at the front, is bright and spacious, with a large window drawing in natural light. There's ample room for a double bed and additional furniture, while built-in storage adds practicality. Sliding doors would enhance the sleek, organised feel. The second bedroom, though more compact, is bright and versatile, with two built-in wardrobes for storage. Whether used as a child's room, guest space, or home office, it's designed to suit your needs. A south-facing window ensures

sunlight throughout the day.

At the heart of the home, the bathroom provides a serene retreat. A well-placed window brings in natural light and ventilation, while soft sea-green wall tiles and light beige flooring create a calming feel. Modern white fixtures include a bath with an overhead rain shower, a vanity unit, and a mirrored cabinet with extra shelving. Step outside into your fabulous south-facing garden, a long stretch of grass waiting to be shaped to your vision. Shrubbery at the rear and dotted throughout adds natural beauty, creating a peaceful and inviting space. Additional storage, easily accessible from the garden, is perfect for household and outdoor essentials.

When it's time to head out, great spots are just minutes away. A five-minute stroll takes you to True Craft for delicious pizza and craft beer or The Curious Goat for a relaxed coffee. A little further, Big Penny Social—part of the Walthamstow Beer Mile—offers a lively setting for drinks and events. For a scenic escape, Walthamstow Wetlands is nearby, with beautiful walking trails and wildlife to discover.

WHAT ELSE?
With excellent transport links, getting around is easy. St James Street Station is a 6-minute walk, with quick connections to central London. Walthamstow Central and Walthamstow Queen's Road Station are both 14 minutes away, offering access to the Victoria Line, Overground, and National Rail. Whether commuting or exploring, everything is within reach.



A WORD FROM THE OWNERS...

"Welcome to our much-loved home for the past 10 years. From the moment we stepped inside, we knew it was the one—my partner loved the generous garage, while I was drawn to the bright, spacious feel, with light pouring in through large windows and a view over the flourishing garden. It's where we grew from a couple to a family of four, making wonderful memories along the way. The living room is both stylish and comfortable, with space for dining and entertaining. Thanks to its elevated position and generous windows, even the duller days feel bright. The location is unbeatable—just a short walk to the overground, underground, and bus stations, making it easy to stay connected. Walthamstow itself is vibrant, offering an array of cafes, bars, restaurants, a cinema, and the soon-to-open Soho Theatre. We've loved cycling to Epping Forest, Walthamstow Marshes, and the Wetlands, making the most of the local green spaces. Our flat is unique, boasting its own garage and private garden, where we've hosted countless BBQs with friends and family. The street has a real sense of community, with friendly neighbours, an active WhatsApp group, and even an annual summer street party. As our children grow, it feels like the right time to pass this special home to someone new. We hope its next owner loves it as much as we have—it truly is a wonderful place to live."

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