

Reception  
16'1" x 13'5"

Bedroom  
10'4" x 11'9"

Bathroom

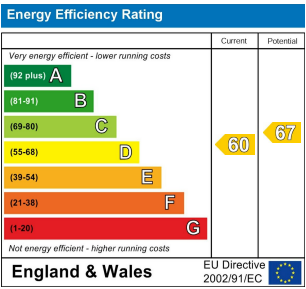
Kitchen  
7'3" x 6'2"

Bedroom  
10'6" x 10'3"

Garden  
27'7" x 17'0"

Total Area: 62.1 m<sup>2</sup> ... 669 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## ORFORD ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Leasehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedrooms
- Victorian First Floor Flat
- Immaculately Presented
- Stripped Wooden Floors
- Section of Rear Garden
- Walthamstow Village Location

This beautifully presented two-bedroom apartment sits on the first floor of a charming Victorian conversion on one of Walthamstow Village's most sought-after streets. Packed with original character, the home boasts stripped wooden floors, elegant dado rails, and classic coving details. Beyond the timeless interiors, you'll also enjoy a private section of the lush rear garden with flourishing mature trees and shrubs. Location-wise, it doesn't get better. Right in the heart of Walthamstow Village, you're just moments from Orford Road's buzzing cafés, cosy pubs, and independent shops. Plus, with Walthamstow Central Station just a seven-minute stroll away, you can be in Oxford Circus or Liverpool Street in 20 minutes.

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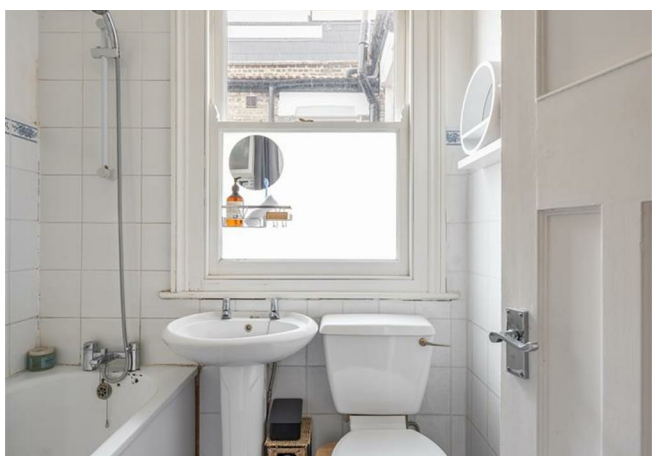
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#### IF YOU LIVED HERE...

Step inside and follow the soft-carpeted stairs to your new home, a bright and inviting 669 ft² filled with warmth and charm.

At the front, the living room is a sun-soaked delight, thanks to a gorgeous bay window and an extra side window that floods the space with natural light. Restored wooden floorboards add a sense of history, while delicate dado rails and coving nod to the building's Victorian heritage. Thoughtfully placed downlights set the perfect mood, and built-in shelving on either side of the chimney breast is ready for your favourite books, art, or curios.

Next door, the first bedroom is a tranquil escape—wood floors, a crisp white backdrop, and a deep blue-grey feature wall that adds a touch of drama without overpowering the space.

The bathroom is both classic and playful, with a fresh white suite and a bath-shower combination, but it's the cobalt blue mosaic flooring that steals the show, adding a bold pop of personality.

In the galley kitchen, country-style charm meets practicality. Cream wooden cabinetry, warm wooden countertops, and terracotta-tiled floors create a homely,

rustic vibe, while the gas hob is a dream for those who love to cook. A glazed door invites natural light to spill in and leads you to the outside.

Step down into the shared garden, where mature shrubs and trees create a leafy, peaceful environment. Come spring, pink camellia blooms burst into colour, adding to the magic. Paving wraps around the edges, and a raised bed at the back is waiting for green-fingered inspiration.

At the rear of the home, the second bedroom is a quiet, garden-facing haven. Plush carpeting underfoot and crisp white walls make it the perfect place to start—and end—your day.

#### WHAT ELSE?

Walthamstow Central Station has fantastic transport links, including the Victoria and Overground lines, as well as plenty of buses to choose from. With direct 20 minutes runs to Liverpool Street and Oxford Circus, putting both the City and West End within easy reach.

After a big refurbishment, Soho Theatre Walthamstow launches in May to much anticipation.

Walthamstow High Street and famous street market – the longest in Europe is within easy reach and 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. Walthamstow Wetlands covering 500 acres and Europe's largest urban nature reserve, is 25 minutes on foot or just 5 minutes by bike is the perfect place to escape the city.



#### A WORD FROM THE EXPERT...

"For me it's the sheer variety you find in each pocket of Walthamstow that makes working and socialising here so enjoyable.

Whether it's having a coffee from Perky Blenders, going for a Sunday morning walk in Epping Forest, dropping into one of the local breweries in Blackhorse Road, or catching up with friends in Lloyd Park, the growth and positive changes within E17 have been incredible in recent years."

KIM HEYWOOD  
E17 BRANCH MANAGER

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