

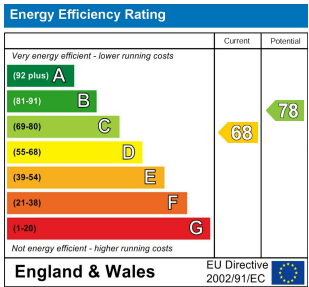
Reception Room
16'0" x 13'6"

Kitchen
10'7" x 6'10"

Bathroom

Bedroom
10'3" x 10'11"

Bedroom
10'7" x 11'2"



ORFORD ROAD, WALTHAMSTOW

Offers In Excess Of £525,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Victorian First Floor Flat
- Immaculately Presented
- Village Location
- Chain Free
- Potential to Extend (STP)
- Short Walk to Walthamstow Central Station
- Quiet Residential Street
- Parking Space

Tucked away on the ever-charming Orford Road, right in the heart of Walthamstow Village, this beautifully finished Victorian first-floor flat is a real find. With two bedrooms and a bright, airy feel throughout, it blends period elegance with stylish, contemporary living. The flat comes with a share of freehold and is offered chain-free, making for a smooth move. You'll also have the rare luxury of your own parking space, an undeniable bonus in this highly sought-after location. Step outside and you're instantly surrounded by the Village's cosy pubs, independent shops, and leafy streets, this is East London at its most inviting.

REQUEST A VIEWING
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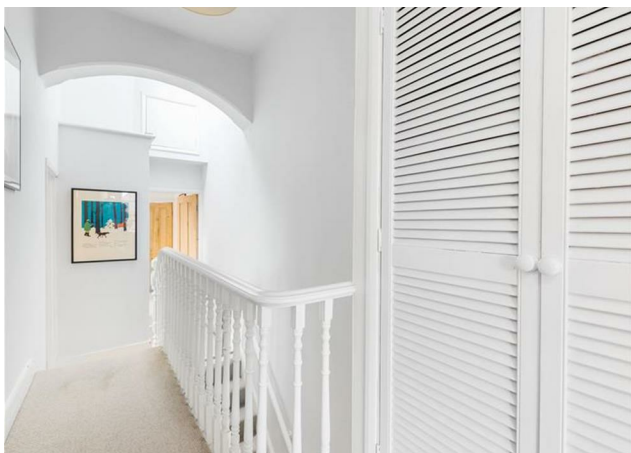
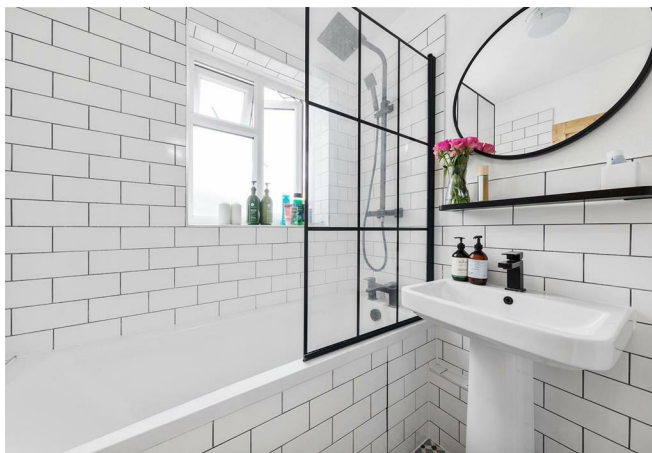
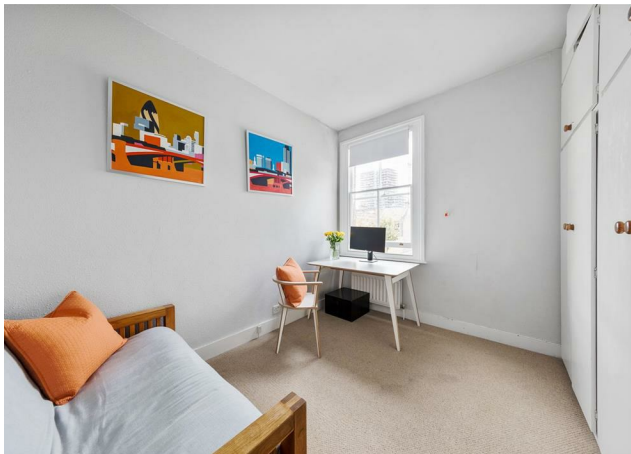
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IF YOU LIVED HERE...

Welcoming you home is a soft pastel pink door, adorned with decorative leaded glass – a fitting introduction to the character and elegance that lies within. This beautifully crafted two-bedroom flat offers thoughtfully arranged living space, filled with natural light and original charm.

At its heart is a wonderfully generous reception room, where three large south-facing sash windows flood the space with light, highlighting the crisp white walls, high ceilings with ornate coving, rich wooden flooring, and a pristine period fireplace that anchors the room with timeless style. There's ample space here for both a dedicated dining area and a comfortable lounge, making it as functional as it is beautiful.

Off the hallway, the bathroom is beautifully appointed with a rainfall shower over the bath, striking black accents, and mosaic tiling underfoot—a calm, chic space for unwinding. The kitchen is fresh and stylish, with white cabinetry, wood worktops, slate grey flooring and gloss white tiles bring in texture and depth, while integrated appliances keep the space clutter-free.

Both double bedrooms are bright and serene, carpeted for comfort and tucked away for a restful night's sleep. Every inch of this home feels considered and impeccably kept.

Set along the iconic Orford Road, this home places you right in the centre of Walthamstow Village—one of East London's most cherished and characterful neighbourhoods. It's a place where cobbled streets and period architecture meet a thriving scene of independent cafés, artisan bakeries, galleries, and cosy pubs.

Walthamstow Village is known for its welcoming community and strong independent spirit, where every corner offers something a little unexpected. Just beyond the Village, Walthamstow High Road brings even more to explore, from street markets and global eateries to everyday essentials. And for a dose of greenery, the wide open spaces of Lloyd Park are nearby—perfect for weekend walks, lazy picnics, or a visit to the William Morris Gallery nestled at its edge.

WHAT ELSE?

When it's time to venture further afield, getting around couldn't be easier. Walthamstow Central Station is just a seven-minute walk away, offering swift Victoria Line access into the West End along with Overground services that connect you to Liverpool Street and beyond. Walthamstow Queens Road Station is only ten minutes on foot, linking you to the Overground network for effortless travel across East and South London. Whether you're commuting, heading out for the evening, or planning a weekend escape, the connections here keep you well linked to the rest of the city and beyond.



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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