

Total Area: 49.5 m² ... 533 ft²  
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.

Reception  
11'6" x 12'2"

Kitchen  
6'10" x 5'11"

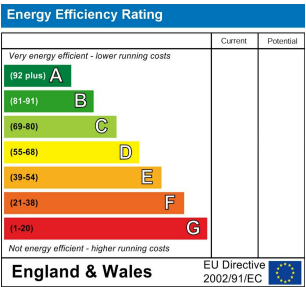
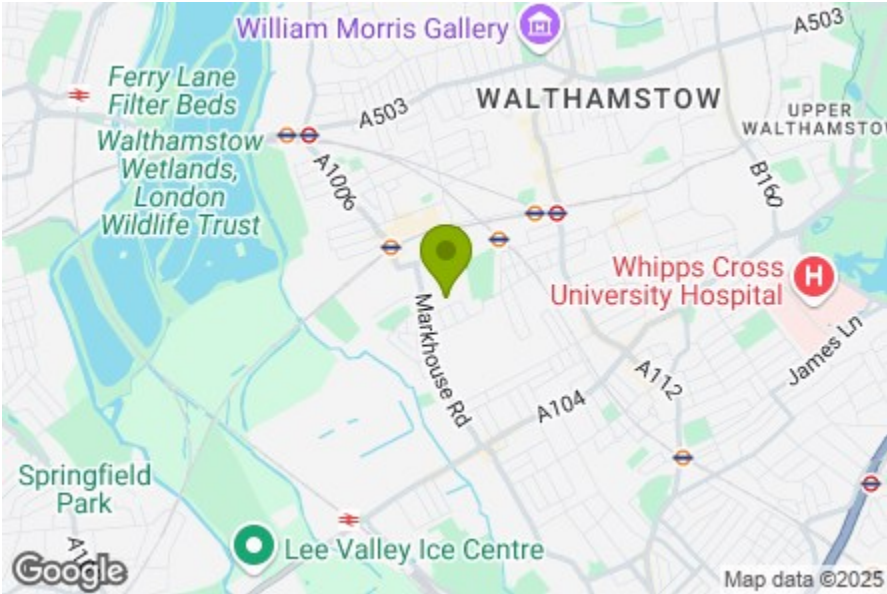
Storage

Bathroom  
6'10" x 5'6"

Bedroom  
12'10" x 12'9"

Bedroom  
8'10" x 12'2"

Garden  
31'9" x 19'8"



## CAMDEN ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Ground Floor Victorian Apartment
- Private Rear Garden
- Close to St James Street Station
- Moments away from Walthamstow Queens Road
- 125 Year Lease on Completion

On a peaceful residential street just moments from St James Street and Walthamstow Queen's Road stations, this inviting two-bedroom Victorian ground floor flat offers bright, sociable living and a private southeast-facing garden. The layout is well considered, with two comfortable bedrooms, a generous reception, and direct access to outdoor space. Original features blend effortlessly with thoughtful updates, and every room feels light, calm and ready to enjoy. With excellent local amenities, independent cafés, green spaces and swift transport connections all within easy reach, you're perfectly positioned to enjoy the very best of E17.

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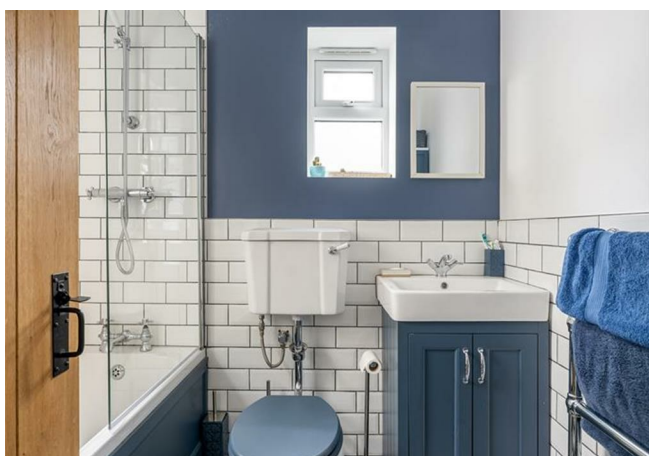
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#### IF YOU LIVED HERE...

Step into your home and straight into a space that feels instantly welcoming. The reception room sits at the heart of the layout, with generous proportions and a glazed door opening directly onto the garden. A built-in cupboard provides a handy place to store shoes, coats and other household items, keeping everything neat and out of sight. A recessed alcove offers space for shelving or display, and the open connection to the kitchen enhances the room's sociable feel—ideal for laid-back evenings or lively dinners with friends.

The galley kitchen is thoughtfully arranged with a window above the sink and a glazed back door leading out to the garden. Timeless tiling and wooden worktops give it a classic touch, while open shelving and cabinetry keep everything close to hand.

At the rear, the bathroom is finished in a crisp, elegant style, with a frosted window bringing in natural light. A bathtub with overhead shower, metro tiling and a vanity unit with built-in storage complete the space.

The main bedroom sits at the front of the home and features a bay window that draws in morning light. There's ample room here for a double bed and freestanding furniture, along with the opportunity to add fitted storage in the alcoves.

The second bedroom includes a side-facing window and offers a calm, comfortable

setting with space for freestanding furniture. Well-proportioned and filled with natural light, it's a versatile room with an easy, relaxed feel.

Step outside into a southeast-facing garden brimming with charm. A central path leads through lush planting and a lawned area to a pretty shed at the far end. There's a sheltered patio beside the house, perfect for outdoor dining, and a peaceful suntrap beneath the trees for quiet afternoons.

This spot in Walthamstow places you within easy reach of the area's most exciting offerings. Just eight minutes from your doorstep, CRATE St James Street is a buzzing collection of indie food vendors, creative workspaces and weekend events, while Weir dough Bakery nearby is a go-to for locals in the know—think small-batch sourdough and flaky pastries done right. St James Park lies a short stroll away for leafy picnics or a quick run, and a little further on, Walthamstow Wetlands opens up 500 acres of wild open space. For evenings out, the charm of Walthamstow Village—packed with atmospheric pubs, delis and old-town character—is just 20 minutes on foot.

#### WHAT ELSE?

You've got excellent connections close at hand. Walthamstow Queen's Road station is just 8 minutes away, offering swift Overground access along the Gospel Oak to Barking line. St James Street station is only a little further at 10 minutes on foot, with direct links to Liverpool Street. For the Victoria Line, Walthamstow Central is a 14 minute walk, getting you to Oxford Circus in no time. Whether you're commuting, heading out for the evening, or exploring East London, you're well covered.



#### 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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