

Total Area: 76.0 m² ... 818 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception
16'3" x 11'0"

Kitchen
9'4" x 11'0"

Storage

Bedroom
13'0" x 9'7"

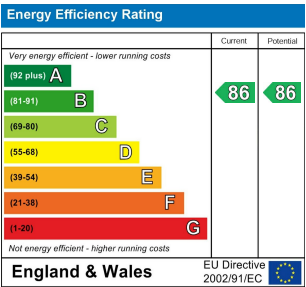
Bedroom
10'6" x 11'0"

Bathroom
8'0" x 5'4"

Bathroom
7'7" x 6'7"

Storage

Balcony
6'7" x 12'4"



OLD BREWERY WAY, WALTHAMSTOW

£125,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Apartment
- 25% Shared Ownership
- First Floor
- Moments from St James Street Station
- Close Proximity to Walthamstow Station
- Private Balcony

Just moments from St James Street station, this stylish two-bedroom home sits on the first floor of a modern development, complete with a private balcony and a bright, well-proportioned interior. The location offers superb convenience, with Walthamstow Central and the high street close by, bringing excellent transport links and a wide choice of shops, cafés and local spots within easy reach. Whether you're commuting into the city or exploring the local scene, this is a well-placed base with a strong sense of connection and comfort at its core.

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IF YOU LIVED HERE...

Set within a thoughtfully landscaped, pedestrian-friendly development, this apartment blends smart design with a warm, welcoming feel. From the entrance hallway, painted in rich, characterful tones, the layout flows easily, with space for additional furniture and a built-in cupboard keeping everything neatly organised.

The main bedroom is generously proportioned, finished in a soft palette and filled with natural light. It benefits from a private en suite, discreetly tucked away and styled in sleek grey tiling, featuring a full-size bath and a wide mirror — a perfect spot to unwind. The second bedroom is equally versatile — ideal for guests, children, or a quiet workspace — with a large window and neutral décor maintaining a bright, airy atmosphere.

Centrally located, the main bathroom is finished in matching grey tiling and fitted with a walk-in shower, offering a practical and stylish space for everyday use.

The kitchen is smartly arranged with integrated appliances and crisp white cabinetry, its semi-open layout connecting directly to the reception room for a sociable flow that suits modern living. This main space is bright and generous, with large glazed double doors opening onto a private balcony — a calm outdoor extension of the home.

Residents also enjoy access to a beautifully planted communal garden, thoughtfully laid out with benches and tree-lined seating areas, offering a peaceful retreat from city life.

You'll find plenty to explore nearby, starting with Curious Goat café just downstairs — perfect for morning coffee or relaxed lunches. Crate St James Street is only a short walk away, bringing together street food, drinks and community spirit in a lively courtyard setting. Green spaces like St James Park and the vast Walthamstow Wetlands offer peaceful escapes, while the independent shops, pubs and eateries of Walthamstow Village add a more historic charm. Big Penny Social, one of the standout taprooms on the Walthamstow Beer Mile, is also close at hand — ideal for relaxed weekends and evenings out.

WHAT ELSE?

Transport connections are excellent, with St James Street station just a short walk away, offering direct links into Liverpool Street. Walthamstow Queens Road is also nearby for Overground services, while Walthamstow Central connects you to both the Victoria Line and Overground routes across London. Whether you're heading into work or exploring further afield, everything is easily accessible from here.



A WORD FROM THE OWNERS...

"Since the day this building was completed in 2019, it has been our home. We've loved every moment of living here, not only for its fantastic location near the market, shops, and multiple transport hubs but also for the wonderful sense of community among neighbours. From friendly chats in the WhatsApp group to neighbours helping one another with petsitting and everyday support, this building has been a great place to live. We've made lifelong friendships here, and while we're sad to be leaving as we relocate outside of London, we know the next owners will love it just as much as we have. There's also so much to enjoy right on the doorstep—from Laura's amazing independent bakery in our building to the unbeatable brunches at The Curious Goat just across the way. And of course, nothing beats those sunny summer evenings on the balcony with a glass of wine, watching the world go by."

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