



Bedroom
12'5" x 13'9"

Bedroom
11'5" x 11'9"

Kitchen/Lounge/Diner
10'2" x 20'11"

Bathroom

Utility

Garden
17'8" x 22'7"

Total Area (Including Garden): 73.2 m² - 788 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.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	66
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Two Bedrooms
- Ground Floor
- Victorian Conversion
- Beautifully Presented
- Private Garden
- Short walk to Wood Street station
- Close to Epping Forest

This bright and spacious two-bedroom Victorian conversion has been lovingly restored with the perfect blend of contemporary convenience and traditional charm. As for the location, it's simply ideal, with the charm of Lloyd Park in one direction, the calm of Epping Forest in another, and the convenience of Wood Street station in the other. Other perks include the beautifully landscaped rear garden and additional utility room.

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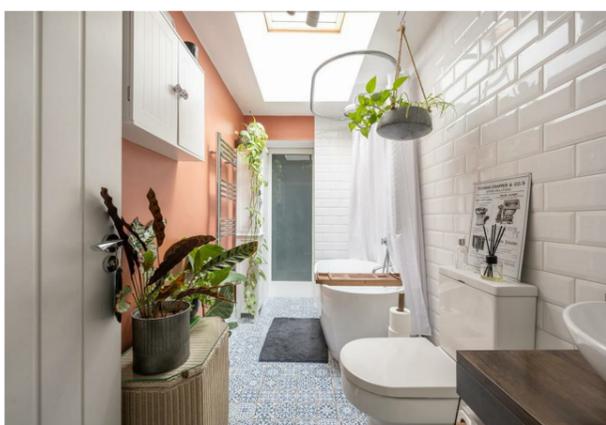
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IF YOU LIVED HERE...

You might still have to unpack, but this is a home you can enjoy from the moment you move in; in between the boxes, relax and take your time to appreciate all the thoughtful restoration work that's already been put in, from the immaculate decor to the bespoke shutters.

In the open plan lounge/kitchen, the original flooring brings a sense of warmth, while the bright decor provides cheer. You'll love the little touches such as a the fireplace alcove, column radiator and ornate beading. The kitchen area enjoys an air of separation thanks to the design of the breakfast bar and pendent lighting, while the shaker-style cabinets, butler basin and glossy tiles are perfect for the home's Victorian roots.

Head back into your gorgeously panelled hallway and you'll find your utility room, which will be a game-changer if you've not had one before. It's even got another butler basin.

The bathroom is just as aesthetically-pleasing, with more vintage-style fittings such as the freestanding tub with rainforest shower overhead. The skylight provides enough light to showcase the thoughtful blush decor and tiling underfoot.

The two bedrooms are as immaculate as you'd hope too. Both have white-washed floors, unique decor and column radiators - and one has masterfully designed bespoke storage.

You'll love spending time in your impressively landscaped rear garden, where the low

maintenance pebbles instantly set a peaceful scene. As there's a drop curb and double yellow lines by the gate at the rear, there's also the potential to transform this space into parking - it's a good option to consider.

If you want more nature, you can be at the cusp of Epping Forest within about ten minutes of walking. There's also Fellowship Square - home to the epic fountains, which can be found a similar distance in the opposite direction, and Walthamstow's much-loved Lloyd Park a few minutes further.

The excellent coffee shop Ruttle & Row is moments away, while the delights of Wood Street are just a short stretch further. There's the wonderfully unique Wood Street Indoor Market, delicious brunch spot Dudley's, excellent beer shop-cum-bar Clapton Craft and sensational bakery Chocolatine, just to name a few of your local hangout spots. Head in the other direction for The Dog & Duck, a family friendly gastropub - 10 minutes from your front door. You'll love exploring and uncovering other gems such as the cosy and comforting La Cafeteria, which serves up Mediterranean dishes just seven minutes from your door.

WHAT ELSE?

- You're only a 12 minute walk to Wood Street station, where you can nip to Liverpool Street in 20 minutes on the overground, or change one stop down the line at Walthamstow Central and head into the West End on the ultra-efficient Victoria line.
- The 950-seat Soho Theatre Walthamstow is set to open later in May 2025, and it's only 1.5 miles from your home.
- For a true sense of community, head to see the mighty Walthamstow FC in action. Their home ground is a mere eight minute stroll away.



A WORD FROM THE OWNER...

"This home is my oasis. When I walk through the door I instantly feel happy. Its so quiet... I love that I can pop to the coffee shop and enjoy it in my garden which gets the sun throughout the day and feels so private. Having a utility has changed my life, I can hide everything away and finding the under stair storage was a bonus I didn't know I needed! I can walk to the Village but I actually love Wood Street High Street - from drinks at the Bear to small plates and beers at Clapton Craft and breakfast at Karya. I love this area."

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