



Reception Room
15'3" x 10'11"

Bedroom
10'11" x 9'10"

Kitchen/ Diner
14'3" x 9'2"

Bathroom
6'5" x 5'10"

Loft Room
14'3" x 8'3"



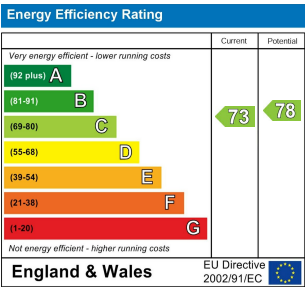
HAROLDSTONE ROAD, WALTHAMSTOW
Offers In Excess Of £399,995 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom
- First Floor Flat
- Victorian Conversion
- Loft Room
- Kitchen Diner
- Quiet Residential Street
- St James's Street Location

Located close to the much-loved Walthamstow Wetlands near E17's thriving St James St neighbourhood, this one-bedroom apartment is spread across the first and second floors of a period property, with some exceptional highlights inside - from the bright reception and dine-in kitchen to the loft room and storage space.



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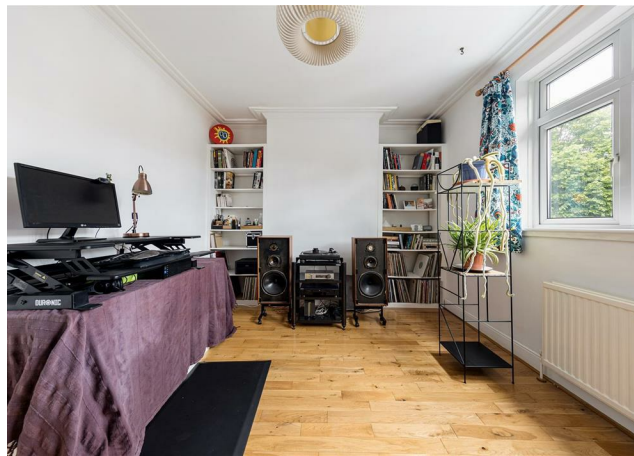
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IF YOU LIVED HERE...

Thanks to the large amount of living space, settling in will be a breeze. The spacious hallway sets the tone with its convenient bespoke storage, while the reception room is full of natural light thanks to the generous windows. The dine-up kitchen is conveniently positioned towards the rear, offering up yet more space, as well as smart units and appliances. The double bedroom is bright and spacious, as is the bathroom, with a handy storage cupboard just outside. Your loft room will be a brilliant addition to the space however you use it.

Beyond, you're spoilt for choice when it comes to greenery. You can cycle almost traffic free to Stratford and the Olympic Park in 30 minutes, and you're also within walking distance of the Walthamstow Wetlands.

Not only does the Coppermill area have its own amazing community - including the Coppermill Pub, you're in a great spot between Blackhorse Road, Walthamstow Central and St James. In the latter you'll find the creative hub CRATE and pizzeria/bar True Craft, while in the former you can explore the Blackhorse Beer Mile, featuring some of East London's most exciting

breweries, bars and street food.

Need to escape beyond Walthamstow? It's just seven minutes on foot to St James Street station, where the Weaver Overground line will zip you to Liverpool Street in just 16 mins. Alternatively, take a 14 minute stroll to Blackhorse Road station, where the Victoria line will get you straight to Kings Cross in a similar amount of time. You also have access to the Suffragette Overground here.

WHAT ELSE?

- Head to Walthamstow Central for Europe's longest market which runs along Walthamstow High Street, as well 17&Central shopping centre and Forest Cinema. The buzzing Hoe St is just beyond, which is now home to the long awaited Soho Theatre Walthamstow.

-Situated in Walthamstow Pumphouse Museum - a ten minute walk away, is supperclub.tube, an incredible dining experience in a refurbished tube carriage. We'd call it a hidden gem, but it's already a Time Out favourite.

-Just nine mins away you've got an original Banksy, preserved within the Bonners fish and chip shop signage. Grab some delicious takeout and soak up some culture worth bragging about.



A WORD FROM THE OWNER....

"I have loved living in this flat and this area for the last 12 years. The area has changed for the better hugely in the last 10 years or so, with better food, drink and shop options opening, such as those in the Boxpark by St James street overground station and the Blackhorse beer mile. The area is fantastic for transport links - Victoria line 12 mins away, two overground stations (12 mins and 6 mins away) and great bus routes nearby. Having the Hackney & Lea Valley marches within walking distance has been fantastic. As is the St James Park and the Low Hall Rec field behind it. Neighbours are all lovely and have been no problem in the 12 years I have lived here."

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