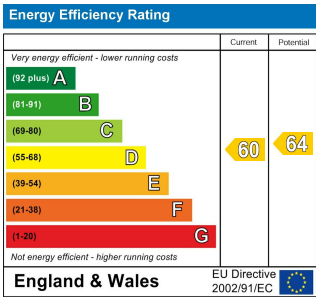




Total Area: 108.8 m² ... 1171 ft²

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.



ST. BARNABAS ROAD, WALTHAMSTOW

Offers In Excess Of £675,000 Share of Freehold

3 Bed Apartment

Features:

- Three Bedrooms
- Victorian First Floor Maisonette
- Beautifully Presented
- Two Reception Rooms
- Kitchen Diner
- Private Rear Garden
- Share of Freehold
- Quiet Residential Street
- Close to Walthamstow Central Station

Tucked away on a peaceful residential street in the heart of Walthamstow, this charming Victorian first floor maisonette offers a rare combination of space, character and outdoor living. With three bedrooms, two reception rooms and a well-proportioned kitchen diner, the layout feels both versatile and inviting. A private rear garden provides a welcome retreat, while the home's beautifully maintained interiors enhance its sense of warmth and ease. Set within a community-minded neighbourhood and benefiting from a share of freehold, this is a property that delivers on both lifestyle and location, just a short walk from Walthamstow Central station and local amenities.



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E4 & N17
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IF YOU LIVED HERE...

This handsome Victorian terrace makes a confident first impression, with warm brickwork, red detailing and elegant bay windows hinting at the character within. Inside, a central hallway leads you through the home. The first floor landing is bright and open, with original floorboards and light filtering down from above. At the front, the bay-fronted reception room offers an airy and inviting space, with a tiled fireplace, ceiling rose and generous proportions. Behind it, a second reception provides a calm and flexible setting, perfect for dining, relaxing or working from home, framed by a garden-facing window and cast iron fireplace. A charming bedroom sits tucked to the front, with a sash window, painted floorboards and a decorative fireplace. It would work equally well as a nursery, guest room or study. The kitchen combines rustic charm with day-to-day practicality, wooden cabinetry, open shelving and timber floors create a relaxed, homely feel. There's space for a dining table, plus a full-height cupboard to keep everything tidy. Just beyond, the bathroom continues the vintage styling with a clawfoot tub, patterned floor tiles and soft tiling, while a separate WC with high-level cistern completes the layout. From the kitchen, a door opens onto your own private garden. Well-established and full of character, it features mature planting, a curved patio and a striking eucalyptus tree offering dappled shade. There's ample space to entertain, relax or reimagine according to your needs. Upstairs, the loft has been expertly converted to include two further bedrooms. The front room benefits from built-in storage, a period fireplace and a large window

drawing in light. The rear room is equally inviting, with polished floors, a feature fireplace and tranquil views across the garden and rooftops beyond. The surrounding area offers a vibrant mix of green space, creativity and community spirit. Just a short stroll away, you'll find the independent shops, cafes and historic charm of Walthamstow Village, a local favourite for weekend brunches and evening drinks. For a burst of colour and culture, God's Own Junkyard is within easy reach, offering neon art, eclectic installations and a lively café atmosphere. Leyton Jubilee Park provides acres of greenery, perfect for walks, picnics or a jog. Families are well catered for, with several well-regarded schools nearby. Thomas Gamuel Primary is just minutes away, and Kelmscott Secondary is also within walking distance. This part of Walthamstow balances energy and calm, close to green spaces, cultural highlights and local amenities.

WHAT ELSE?

For commuters, you're well placed with multiple stations within easy walking distance. Walthamstow Queens Road is under ten minutes away, while Walthamstow Central, offering both Underground and Overground services, can be reached in around fifteen. St James Street station also lies within reach, connecting you quickly to Liverpool Street and beyond. Getting around couldn't be easier.



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

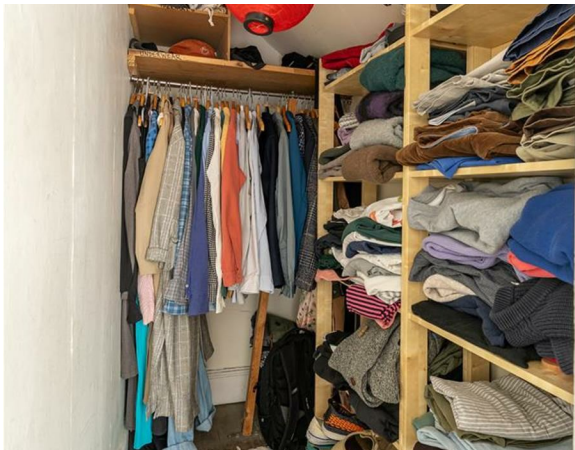
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Reception
11'5" x 15'3"

Reception
10'11" x 11'6"

Kitchen/Diner
10'2" x 11'6"

Bathroom
6'3" x 8'3"

WC

Bedroom
9'10" x 5'10"

Bedroom
15'3" x 12'1"

Storage

Bedroom
15'3" x 12'1"

Storage

Garden
23'6" x 17'6"



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