

Lounge
14'9" x 15'0"

Bedroom
5'11" x 8'2"

Bedroom
14'9" x 11'11"

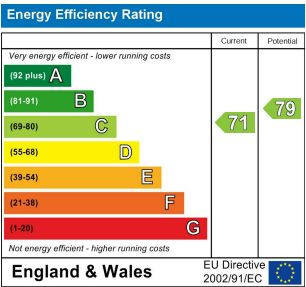
Bathroom
8'5" x 6'0"

Kitchen/Diner
15'0" x 11'1"

Garden
41'4" x 21'7"

Total Area: 73.4 m² ... 790 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.



UPPER WALTHAMSTOW ROAD, WALTHAMSTOW

Offers In Excess Of £575,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Maisonette
- First Floor
- Upper Walthamstow Location
- Eat in Kitchen
- Beautifully Presented
- Private Garden
- Easy Access to Epping Forest
- Moments Away from Wood Street Station

Set on the substantial first floor of a handsome Edwardian end-of-terrace home, this generous 790 sq ft maisonette blends period character with modern style. With high ceilings, large windows, and elegant proportions throughout, the home feels bright, airy, and full of charm. Inside, you'll find two bedrooms, a stylish contemporary kitchen/diner, and a spacious reception room. At the rear, a private garden offers your own outdoor escape.

You'll be perfectly positioned to enjoy the best of Wood Street, one of Walthamstow's most vibrant areas. Local cafés, bakeries, and independent shops are just around the corner, while Wood Street Station (on the Weaver/Overground Line) is a short stroll away, making it easy to reach Walthamstow Central, Liverpool Street, and beyond.

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0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
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IF YOU LIVED HERE...

Step into the impressive 220 sq ft front lounge, where rich dark vintage floorboards run underfoot and an original hearth and mantel anchor the space with character. A stately sage green palette pairs perfectly with the natural light pouring in from the glorious bay window. Bespoke alcove shelving and storage are ideal for books or treasured collections.

To the rear, the spacious 160 sq ft kitchen/diner is both practical and striking. Royal blue cabinetry and Corian worktops sit beneath ivory herringbone tiled splashbacks, all beautifully lit by the garden-facing window. There's plenty of room for dining and entertaining here, with views of greenery that invite the outside in.

The principal bedroom is almost 180 sq ft and flooded with natural light thanks to its dual aspect. A sizeable built-in wardrobe offers generous storage, while lovingly restored original floorboards lend warmth and texture.

The bathroom next door feels like a boutique hotel suite, with smoky grey hexagonal floor tiles, a chic walk-in rainfall shower, and clean, contemporary finishes throughout.

The second bedroom is a flexible space—ideal as a cosy guest room, nursery, or a

bright and peaceful home office.

And then there's the garden. Accessed directly from the kitchen through a glazed door, it stretches 40 feet and features a neat lawn leading to a raised patio at the rear —perfect for al fresco dining, morning coffee, or evening drinks. Bespoke horizontal timber fencing adds a modern architectural edge, softened by mature trees and shrubs that offer privacy and seasonal colour.

WHAT ELSE?

- Transport is straightforward and well-connected. Wood Street Station (Weaver Line) is just five minutes on foot, offering direct Overground services to Liverpool Street in around 30 minutes. It's also one stop from Walthamstow Central, where you can switch to the Victoria Line for access across London. Alternatively, the 212 bus from the end of the road gets you to Walthamstow Central in under 10 minutes.
- The charming Wood Street Indoor Market is full of quirky independent shops, vintage treasures, and artisan cafes and the area boasts an array of trendy pubs, restaurants, and coffee spots, such as the ever-popular The Duke and Marilyn's Cafe.
- Culture enthusiasts can explore the local art scene and enjoy live performances at the nearby William Morris Gallery set in Lloyd Park with its array of civic amenities, including a skate park, tennis courts and play area.



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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