

Bedroom
9'10" x 11'11"

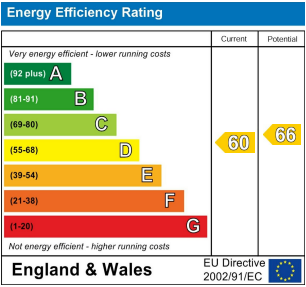
Kitchen
9'10" x 6'10"

Bathroom
9'10" x 4'0"

Reception
15'2" x 10'7"

Total Area: 43.3 m² ... 466 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.



DAVENTRY AVENUE, WALTHAMSTOW

Offers In Excess Of £300,000 Share of Freehold
1 Bed Apartment - Conversion



Features:

- One Bedroom First Floor Flat
- Victorian Conversion
- Modern Fitted Kitchen
- Walthamstow Central Location
- Chain Free

Perfectly positioned on the first floor of a characterful Victorian end of terrace in the heart of Walthamstow is this charming one-bedroom apartment. Appointed on Daventry Avenue, a tranquil tree-lined street bordering the ever-popular Walthamstow Village and moments from Walthamstow Central, home to the Victoria Line and Overground services as well as its renowned High Street offering a plethora of retail options from its weekly markets to newly refurbished 17&Central.

Enjoy leisurely strolls along the idyllic Orford Road, moments from your doorstep you'll be able to soak up the unique charm of the village, where a vibrant mix of independent artisanal eateries, cosy coffee shops, and local vendors create a warm, community-driven atmosphere, highlighted by beloved spots like the renowned Eat17.

REQUEST A VIEWING
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E4 & N17
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IF YOU LIVED HERE...

Ideally located in the heart of Walthamstow is this charming Victorian conversion, this bright and contemporary one-bedroom apartment offers a stylish retreat on the cusp of Walthamstow Village. Designed with modern living in mind, the home features a sleek, high-gloss kitchen with integrated appliances and plentiful cabinetry, alongside a luxuriously finished bathroom boasting floor-to-ceiling marble-effect tiling, a walk-in shower, and matte black fittings. The reception room is spacious and airy with twin sash windows, herringbone flooring, and ample space to entertain or unwind.

The bedroom is a tranquil haven, bathed in natural light from dual windows and complemented by plush carpeting and a mirrored wardrobe that enhances the sense of space. A central hallway links all rooms effortlessly and reflects the home's considered layout. Immaculately presented throughout, the property is offered chain-free—an ideal choice for first-time buyers or investors seeking immediate appeal with minimal fuss.

Ideally positioned in the heart of Walthamstow, residents enjoy easy access to Walthamstow Central station for swift city commutes, as well as the

independent cafes, pubs, and boutiques of the esteemed Walthamstow Village. Nearby green spaces like Lloyd Park offer a breath of fresh air, while the William Morris Gallery and Sunday markets add cultural charm to this vibrant and well-connected neighbourhood.

WHAT ELSE?

- You'll have access to both Crate17 and Crate St James on your doorstep. Pop over to either and enjoy a multiplicity of dining options as well as the array of local independent artisans, creatives and retailers Crate St James hosts.
- Just a short stroll away lies the historic Walthamstow Market, one of Europe's longest street markets, featuring over 500 stalls offering everything from fresh produce to unique crafts. For daily conveniences, Hoe Street is nearby, hosting a variety of shops and eateries, including L'hirondelle, Gunes Restaurant, and Querky Café to name a few.
- Enjoy weekends at Walthamstow Pumphouse Museum, with free entry, you can immerse yourself in all the local transport and industrial heritage on offer. The Pumphouse Museum is just twenty minutes away on foot and is also home to the renowned supperclub.tube, an eccentric dining experience in a refurbished tube carriage, ideal for an evening venture.



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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