



- One Bedroom
- First Floor Flat
- Split level
- Immaculately Presented
- Walking Distance to Walthamstow Central
- Close Proximity to Walthamstow Village

Tucked into a lively central Walthamstow location, you've got everything close at hand—Walthamstow Village, independent shops, markets, and a great mix of local cafés and restaurants. Walthamstow Central is just a 7-minute walk (Victoria Line on the underground and Weaver Line on the overground), keeping commutes and weekend plans refreshingly simple. With access to the serene nature haven of Walthamstow Wetlands, you really do have the best of both worlds.

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IF YOU LIVED HERE...

Step inside and you'll immediately appreciate the home's immaculate, considered style.

First up is the bathroom — a bright, thoughtfully finished space with crisp white metro tiles, both a walk-in rainfall shower and a separate bathtub, an integrated vanity, and a standout sash window with stained glass accents in vibrant red and blue for a pop of colour against the neutral grey decor.

Next, the kitchen/diner — fitted with white shaker-style cabinetry and dark wood worktops, offering plenty of storage and prep space. Buff-toned walls and slate-coloured tiling add warmth and contrast, while a window overlooking the garden and Velux overhead bathe the space in natural light, making it a great spot for morning coffee or sociable evening meals.

Ascending the softly carpeted stairs further brings you to the top floor, opening into a 20-foot reception room with rich dark flooring that grounds the space beautifully against the clean white walls. A Velux window adds light without compromising privacy.

The double bedroom continues the same calm palette and polished finish, with dual-aspect windows and warm wood flooring creating a peaceful, light-filled retreat at the top of the home.

WHAT ELSE?

- Walthamstow Central Station has fantastic transport links, including the Victoria and Overground lines, as well as plenty of buses to choose from. Direct 20-minute runs to Liverpool Street and Oxford Circus, putting both the City and West End within easy reach.
- After a big refurbishment, Soho Theatre Walthamstow has recently launched with quirky comedy and cutting-edge international performers, as well as a great bar.
- The peaceful, leafy oasis of Walthamstow Village, is home to a huge range of independent bars and restaurants as well as artisanal dog-friendly gastropubs.
- Walthamstow High Street and famous street market — the longest in Europe is within easy reach, and with Hoe Street close by, you'll find more amazing restaurants, tons of history and some of the best pubs in East London to help convince you, too.
- Walthamstow Wetlands, covering 500 acres and Europe's largest urban nature reserve, is 25 minutes on foot or just 5 minutes by bike is the perfect place to escape the city



A WORD FROM THE OWNER...

"I loved the quirky layout of the flat immediately, over multiple floors and with large rooms it felt so much more spacious than a one bedroom flat. Fast forward to the covid years, and the large living room made it possible to have a work at home space that still felt separate from my living space. But for me, the best thing about the flat is the way the light floods in making lazy morning coffees a joy. Well that and the really large cupboard to to keep all the things I can't be bothered to go in to the loft for out of sight!

The location is perfect, being an easy walk to all that Walthamstow has to offer, from the village, to the Soho Theatre to Lloyd Park, whilst Walthamstow Central is 5 minutes away for when you do want to go into London. My perfect work at home day, involves a lunchtime yoga at East of Eden, and back via Today Bread to pick up the best coffee in the area."

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