

GROUND FLOOR  
APPROX. FLOOR  
AREA 499 SQ.FT.  
(46.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

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

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Entrance Hall

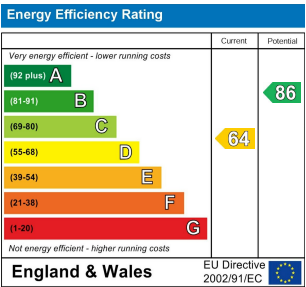
Living Room / Kitchen  
35'1" x 14'5"

Bathroom  
7'2" x 6'6"

Bedroom  
11'5" x 9'2"

Bedroom  
11'5"

Bedroom  
8'2" x 8'2"



## ELPHINSTONE ROAD, WALTHAMSTOW

### Offers In Excess Of £800,000 Freehold 3 Bed House

#### Features:

- Beautifully renovated
- Three bedrooms
- Large open plan Kitchen/Lounge
- Private garden
- Parquet flooring
- Lloyd Park location
- Chain-free

Set over two floors, this beautifully finished three-bedroom home sits on a quiet, leafy street just moments from Lloyd Park.

With its iconic style, you'll enjoy a huge open plan ground floor living space, a lovingly landscaped rear garden, and a host of original features—all carefully updated for modern living.

Walthamstow Central is around 20 minutes on foot, though the vibrant local neighbourhood offers plenty to keep you close to home.



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#### IF YOU LIVED HERE...

Stretching over 35 feet front to back, this impeccably designed home is filled with natural light, showcasing classic parquet flooring, flawless decor, and thoughtful details like column radiators throughout.

The reception flows seamlessly into the kitchen/dining space, creating the ideal setting for entertaining. The sleek kitchen area stands out with designer tiling and pendant lighting, while the full-width bi-fold doors open up the entire rear wall, extending the living space outdoors.

Step onto a generous rear deck perfect for al fresco dining, leading to a zero-maintenance Tru lawn, bordered by raised sleeper beds and mature greenery for privacy.

Upstairs, all three bedrooms are filled with character, from white timber floors to filament lighting, and the family bathroom is a showstopper—complete with a bold statement wall, floor-to-ceiling herringbone tiling, and an oversized rainfall shower.

Beyond, Lloyd Park is just moments away for even more greenery, as well as the William Morris gallery and cafe, which is currently run by the ever-popular Deeney's. Head towards the Bell junction and Hoe St beyond, and you'll come across many,

many exceptional independent ventures, including vegetarian-focused cafe Buhler, award-winning pizza restaurant Yard Sale, and the much-loved Ye Olde Rose & Crown and Trades Hall.

Need to escape further afield? Walthamstow Central station is around a 20 minute walk, and will get you directly to Oxford Circus or Liverpool Street in less than twenty minutes via the Victoria line or Weaver Overground respectively.

#### WHAT ELSE?

- The much anticipated Soho Theatre Walthamstow is now open with a fantastic programme of top class events. It's just 15 minutes on foot.
- If you want a change of scene from the park, head to Fellowship Square for the fantastic fountains, a delight for people of all ages, and cultural events organised by the local authority.
- If exercise is on the agenda, you'll be pleased to hear that there are some excellent facilities, including yoga studio East of Eden, modern leisure centre the Feel Good Centre, and of course everything on offer in Lloyd Park - tennis courts, a skatepark, a bowling green and plenty of space for jogging.



#### A WORD FROM THE OWNERS...

"One of the standout features of living here has been being just moments from Lloyd Park. During our time here, this green space has become an extension of our home—whether it's been morning coffees from the café, peaceful walks after work, or meeting friends for a weekend picnic, the park offers a perfect balance to city life. Lloyd Park has a unique charm. It's beautifully maintained, with wide open lawns, tennis courts, a skate park, and the William Morris Gallery, which hosts regular exhibitions and events. The Saturday market outside the park gates is a local highlight, offering everything from artisan bread to street food, and gives the area a real village feel.

This home has been a haven for us—a calm, comfortable place to unwind while still being in the heart of a vibrant community. We will really miss the unique mix of green space and urban energy that this location offers. We hope you enjoy living in and making this house your home as much as we did."

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