

Garden  
18'0" x 16'4"

Bedroom  
9'8" x 9'4"

Shower Room  
5'7" x 5'7"

Kitchen / Reception Room  
21'3" x 9'8"



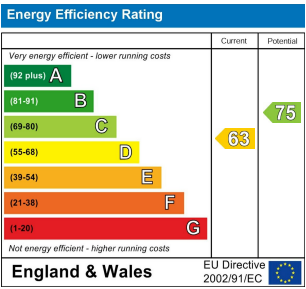
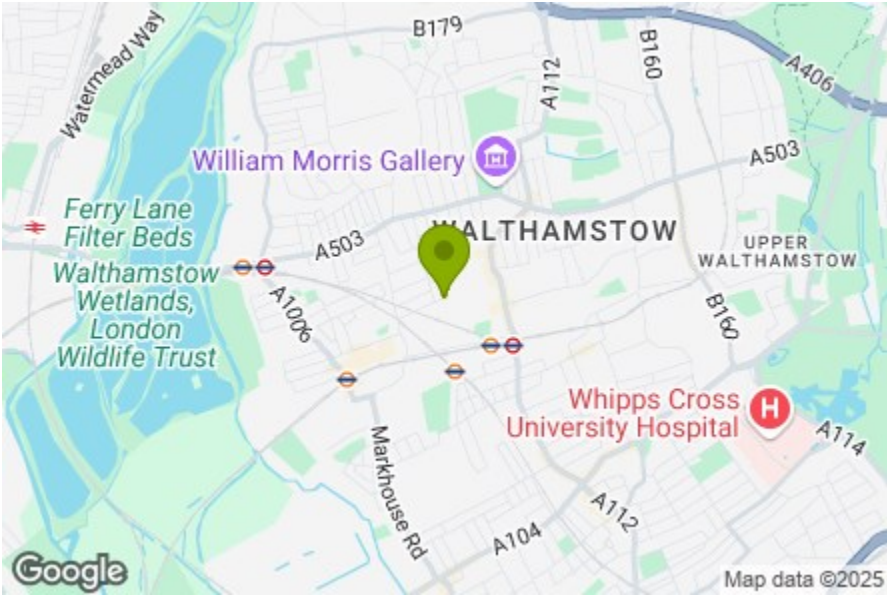
77 SOMERS ROAD, WALTHAMSTOW  
Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment - Conversion



Features:

- One Bedroom Ground Floor Flat
- Victorian Conversion
- Open Plan Kitchen / Living Area
- Private Garden
- Walthamstow Central Location
- Moments from High Street

Set within a Victorian conversion, this one bedroom ground floor flat offers a well-balanced mix of charm, comfort and location. The open-plan kitchen and living area provides a generous social hub, while the private garden brings a welcome slice of outdoor space, perfect for morning coffee or evening unwinding. Positioned right in the heart of Walthamstow, you're just steps from the High Street with its vibrant mix of shops, cafés and daily essentials, and only a short stroll from Walthamstow Central Station. With everything you need on your doorstep, this is a home that blends lifestyle and convenience in one of the area's most dynamic and well-connected pockets.



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#### IF YOU LIVED HERE...

Framed by a classic bay window and a covered porch, this Victorian conversion introduces itself with quiet charm and timeless detail. Inside, the ground floor opens into a free-flowing kitchen and reception room, where wood flooring runs throughout, complemented by pale grey cabinetry and crisp white tiling. The layout is thoughtfully designed for modern living, with ample space for both cooking and relaxing. A pair of windows and a glazed door ensure plenty of natural light, while a built-in storage cupboard beside the entrance adds daily convenience.

Centrally located, the shower room is a standout feature, beautifully styled with rich green tiles and soft pink walls for a confident, contemporary look. A frosted window enhances the light while preserving privacy, and the overall finish is both bold and refined. At the rear, the double bedroom enjoys a quiet outlook through twin windows, with soft tones and natural flooring that create a restful atmosphere. It's a calm and considered space, tucked away from the social areas of the home.

Step outside to find a truly inviting garden where a paved terrace offers room to dine or unwind, framed by well-established planting and a deep stretch of lawn. Ivy-draped fencing, flowering shrubs and a built-in bench complete this leafy urban oasis, ideal for summer gatherings or peaceful mornings with a coffee. A side return enhances both privacy and practicality.

This part of Walthamstow blends creativity, green space and community spirit. Just a short walk away, Crate St James Street offers an energetic mix of street food, craft beer and independent traders, while the recently opened Soho Theatre Walthamstow brings bold performances and big names to the neighbourhood. For weekend strolls, both Lloyd Park and St James Park offer welcome pockets of greenery, and the vast Walthamstow Wetlands are nearby, perfect for nature lovers and runners alike. The ever-popular Walthamstow Village, home to local favourites like Eat 17 and The Nags Head, is within easy reach, as is Big Penny Social—part of the lively Walthamstow Beer Mile.

#### WHAT ELSE?

For getting around, the location is well connected. Both Walthamstow Central and Walthamstow Queens Road stations are no more than ten minutes away on foot, offering quick links across London via the Victoria Line and Overground. You'll also find regular bus routes and cycle-friendly streets nearby, making daily commutes and weekend adventures equally convenient. The area offers a practical base with excellent transport options in every direction.



#### 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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