



Total Area: 61.7 m<sup>2</sup> ... 665 ft<sup>2</sup>  
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.

Garden  
approx. 35'5" x 16'4" and is shared

Reception  
11'5" x 11'11"

Bathroom  
5'2" x 10'8"

Storage

Kitchen / Diner  
10'6" x 10'7"

Bedroom  
10'6" x 10'5"

Storage

Bedroom  
5'11" x 7'0"



## DIANA ROAD, WALTHAMSTOW

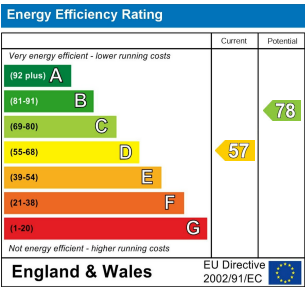
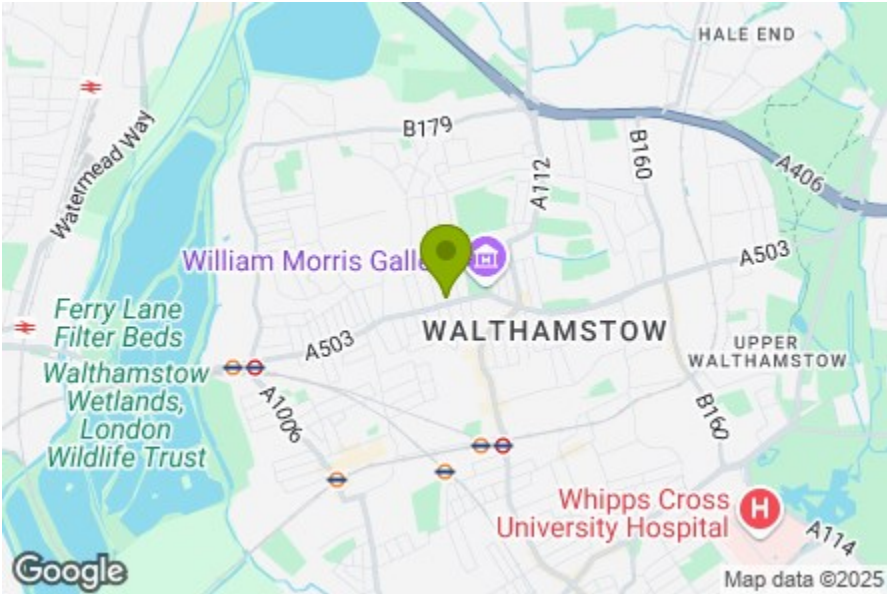
Offers In Excess Of £525,000 Leasehold  
2 Bed Apartment



### Features:

- Two Bedrooms
- First Floor
- Beautifully Presented
- West Facing Garden
- Moments from Lloyd Park
- Close Proximity to Walthamstow Central Station
- 148 Year Lease

Light-filled and generously sized, this beautifully maintained 2-bedroom apartment occupies the first floor of an eye-catching Victorian terrace. The new owners will benefit from access to a shared 35-foot west-facing garden and the enduring quality of a solid, classic construction. All this is just a short stroll from the lush surroundings of popular Lloyd Park, with Walthamstow Central Station on the Victoria Line conveniently close by.



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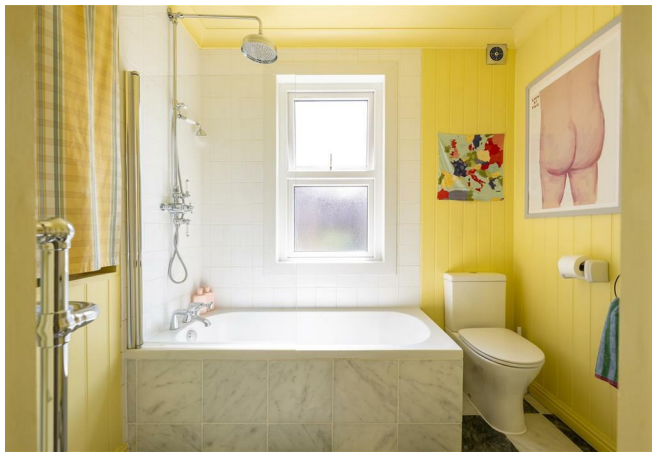
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#### IF YOU LIVED HERE...

The first double bedroom sits proudly at the front of the house. Dressed in soft cream and white tones, it features a stunning original cast iron fireplace with decorative tiled sides — an eye-catching centrepiece that adds plenty of character. The room is softly carpeted and bathed in natural light from twin sash windows that overlook the peaceful street below.

Just next door is the second bedroom. Compact but clever, it includes built-in storage and could easily flex to suit your needs — think home office, nursery, or a cosy guest room.

At the rear, you'll find the main reception room — 127.77 sq ft of calm and comfort. Thanks to two large sash windows, it's flooded with natural light and frames a lovely view of the garden. Another beautiful period fireplace adds soul to the space, while soft downlighting lets you set the mood from morning to evening.

The kitchen-diner is as good-looking as it is functional. Pale wood engineered flooring underfoot, sleek grey marble countertops and splashback, crisp white cabinetry, and a gas hob all come together to create a space that feels both contemporary and welcoming.

The bathroom doesn't hold back on charm either — spacious and sun-filled, it features a classic white suite with a bath and overhead shower, all set against cheerful primrose yellow walls. Checkerboard grey flooring and a white marble-tiled bath surround add just the right amount of style.

#### WHAT ELSE?

- Located in one of the most desirable areas, this home runs parallel to Lloyd Park and all its amenities. Whether it's a game on the tennis courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone.
- Forest Road, only 0.2 miles away, has the convenience of a range of shops, both local and national, while nearby Hoe Street is home to a vibrant mix of restaurants and bars.
- If you crave wilder spaces, look no further than the serene haven of Walthamstow Wetlands ('Europe's largest urban nature park') when you need a reset.
- Walthamstow Central just a 13-minute walk away ensuring residents are incredibly well connected with the London Underground, national rail and bus services all within 3 mins walk. Liverpool Street is just 15 mins on the overground, King's Cross St Pancras 14 mins and Oxford Circus is just 20 mins away on the Victoria Line, and since it's the start of the line, you'll always find a seat.
- The A406 (North Circular) provides road access to Central and North London only situated 0.4 miles to the north-east of the property.



#### 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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