

Reception
11'7" x 10'11"

Kitchen
7'4" x 6'6"

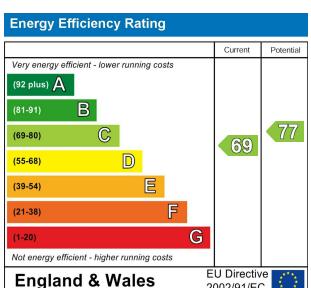
Bathroom

Bedroom
9'10" x 10'9"

Bedroom
9'3" x 6'6"

Garden
15'3" x 32'9"

Total Area: 46.9 m² ... 505 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.



HAROLDSTONE ROAD, WALTHAMSTOW
Offers In Excess Of £485,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Ground Floor Victorian Apartment
- Immaculately Presented
- Large Private Rear Garden
- Stripped Wooden Floors
- Quiet Residential Street
- St James Street Location
- Close to Walthamstow Wetlands

Welcome to this stunning two-bedroom apartment, occupying the ground floor of an immaculately maintained Victorian terrace on a peaceful residential street. Thoughtfully designed, it showcases restored wooden floors, charming original features, and a spacious private west-facing garden including an outdoor kitchen. Ideally situated near the picturesque Walthamstow Wetlands and the lively St James Street neighbourhood, this home offers the perfect balance of tranquil green spaces and excellent urban connectivity.

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0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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id@stowbrothers.com
0208 520 6220

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propertymanagement@stowbrothers.com
0203 325 7228

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IF YOU LIVED HERE...

From the moment you step onto the preserved mosaic tiling leading to your front door, it's clear this home has been created and maintained by true design lovers. Crossing the threshold, you are immediately welcomed into the heart of the reception room—a beautifully restored space featuring original pine wood flooring, a large bay window with half-height plantation shutters for privacy, and elegant period details, including a stunning ceiling rose. An archway leads you down the corridor to the first bedroom.

The double bedroom, spanning 91 sq ft, is painted a rich smoky blue—a perfect contrast to the warm wooden floorboards. A well-placed window ensures plenty of natural light, creating a calming and cosy atmosphere. Further along the corridor, a built-in cupboard offers invaluable space for seasonal items and overflow storage, keeping everything neatly tucked away.

The bathroom is a stylish sanctuary, featuring a chic combination of crisp white tiling with contrasting grout, soft pink walls, and eye-catching hexagonal floor tiles. A glazed shower-bath combination is enhanced by a luxurious rain showerhead, while a recessed shelf provides convenient storage for toiletries. A vintage cabinet-mounted basin, a statement radiator, and carefully curated fixtures complete this beautifully designed space.

The immaculate galley kitchen is a masterclass in thoughtful design, with bespoke sage green cabinetry complemented by brass handles, sleek white marble worktops, and

contemporary tiled flooring. Integrated appliances maintain a seamless aesthetic, while there's even a dedicated nook for recipe books. The second bedroom, painted in a sophisticated silver-grey, enjoys the afternoon sun—a perfect setting for unwinding with a book in the golden light.

Stepping outside, your private, architecturally designed garden extends over 30 feet and includes an outdoor kitchen with cooker and sink—perfect for entertaining. A lush lawn is framed by two paved areas, creating a balanced and inviting outdoor space. Flower beds run the length of the garden, ensuring year-round visual interest with a mix of mature shrubs and trees. West-facing, this tranquil retreat basks in sunlight from the afternoon onward—ideal for relaxed evenings outdoors. At the rear, secure storage sheds are discreetly hidden behind a wooden screen and softened by bamboo planting, preserving the garden's serene aesthetic.

WHAT ELSE?

- St James Street Overground station 7 mins walk away and gets you to Liverpool Street in 15 mins, ideal for commuters. Alternatively, Blackhorse Road station on the Victoria Line whisks you to King's Cross in under 15 mins, making travel across London quick and effortless.

- Vibrant CRATE St James Street, a local favourite on your doorstep, features independent eateries like Wanstead Kitchen or grab a pint at the Untraditional Pub.

- Nature lovers will appreciate the nearby Walthamstow Wetlands ideal for peaceful walks and birdwatching.



A WORD FROM THE OWNER....

"We've truly loved living in this flat for the past eight years, and it's with a heavy heart that we're moving on. The flat is cosy and comfortable, especially in the winter. It's been perfect for entertaining, particularly during the warmer months. The outdoor kitchen, with both hot and cold running water, is great for BBQs or meals in the garden. The garden is full of beautiful mature plants that come to life in spring and summer, and we had electricity installed so the garden lights up beautifully in the evening. This flat has truly been a home to us—warm, welcoming, and full of character. Haroldstone Road is a peaceful, friendly street with wonderful, helpful neighbours. We have an annual summer street party with Hazelwood Road, which is always good fun and well-attended! The beautiful birch trees and water gardens along the street really make it feel like a special place. The location of the flat couldn't be more convenient. Both the Overground and Victoria Line are less than a 15-minute walk away, making it super easy to get around. We're also lucky to be close to the Walthamstow Wetlands, River Lea, and Marshes—perfect for nature walks and outdoor activities. Plus, there are two well-kept local play areas for kids. The High Street is less than ten minutes away, with a bustling market, three large supermarkets, and a fantastic range of independent butchers and fishmongers. For those late-night essentials, there's a handy convenience store just at the end of the road! We'll miss it, but we hope the next people who live here will love it as much as we have!"

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