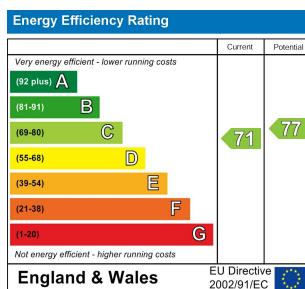


Total Area: 38.8 m<sup>2</sup> ... 417 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## RINGWOOD ROAD, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom
- First Floor Flat
- Well Presented
- Chain Free
- Close to St James's Street

This first-floor apartment sits within a well-maintained Victorian terrace near Walthamstow's St James Street. Thoughtfully arranged across 417 sq ft, it offers a bright, practical living space in a location that balances urban access with green escape.

St James Street Overground (0.32 miles) is just around the corner, connecting you quickly to central London, while the wide open spaces of Walthamstow Wetlands are within easy reach.

Offered with no onward chain, it's a straightforward option for anyone looking to buy their first home or invest in a low-maintenance rental.

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#### IF YOU LIVED HERE...

From the moment you arrive, this home makes a strong first impression. A neat, blank front garden leads to the front door via a striking encaustic-tiled path, tucked beneath a characterful archway.

Inside, the reception room runs the full width of the apartment – bright, generous, and inviting. Twin sash windows bring in plenty of light, while polished wooden floors add warmth and continuity throughout the space.

Just behind, the bathroom is fitted with a classic white suite, including a traditional-style washstand and a bath with overhead shower. White walls paired with soft sky-blue tiles create a clean, calm atmosphere.

The kitchen has a thoughtful balance of colour and function, with inky blue cabinetry, thick wooden worktops, and a gas hob for proper control. Sky blue and teal walls add a quiet energy to the space without overwhelming it.

At the back, the double bedroom shares the same polished wooden flooring and benefits from soft, early light thanks to its south-easterly aspect – a gentle way to start the day.

Walthamstow has long shaken off its "up-and-coming" label. Now fully arrived, it's a lively, layered neighbourhood with a strong sense of community. Think: independent cafés, creative spaces, local markets, and plenty of green – from Lloyd Park to the sprawling Wetlands. It's no surprise people come here to stay.

St James Street Overground is just a short walk away, getting you to Liverpool Street in under 15 minutes, or you can head to Walthamstow Central for the Victoria Line. Either way, you're well connected – whether you're heading into town or keeping it local.

#### WHAT ELSE?

- In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite, featuring independent eateries like Wanstead Kitchen or grab a pint at the Untraditional Pub.
- Walthamstow Market, the longest outdoor market in Europe, is just a short stroll away.
- Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.
- For nightlife and entertainment, head to the lively Truman's Social Club, a vast beer hall with street food, live music, and a buzzing atmosphere.
- Soho theatre Walthamstow.



#### A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON  
E17 ASSISTANT BRANCH MANAGER

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