



VESTRY ROAD, WALTHAMSTOW VILLAGE

Offers In Excess Of £1,200,000 Freehold

3 Bed House - Detached



Features:

- Detached Unique Period Style House
- Freehold
- 2,640 Sqft
- Walthamstow Village Location
- Vaulted Ceilings
- Parking Space
- Unique Opportunity
- Work Studio

An epic industrial conversion, right in the heart of Walthamstow Village. Stylishly spread out over the vast space of a former music and mastering studio. This is a space full of fabulous architectural details.

You're tucked away down a private road with your own exclusive parking space, just a short stroll from The Village and the independent bistros, bars and boutiques that line Orford Road. Exceptional transport links are also within easy walking distance.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll be stretching out in a vast, 2640 square foot suite of living spaces, below vaulted ceilings, skylights and mezzanines. Step through your large frosted front door and into your showstopping 790 square foot kitchen reception room, you'll be instantly captivated by the beautiful high ceilings and exposed rich wood. A row of dazzling skylights washes your room in beautiful natural light and highlights the crisp white walls and striking steel beams. Timeless tiling with underfloor heating runs underfoot, perfect for lively dinner parties.

Your convenient utility room is sat just behind the kitchen and next door you'll find your fabulous family bathroom, with sparkling white suite and a covetable clawfoot tub. It's all set against a background of tasteful taupe tiling and lit with overhead recessed spotlighting. At the other end of your statuesque kitchen and reception room, sits your first bedroom and a handy spare WC. Head across a modest hallway, past your second bathroom for your second sleeper a versatile 140 square foot affair.

Explore further for the 180 square foot hobby room, perfect for creative passion projects or a handsome home office. Up next is another breathtaking spot: your 450 square foot studio space, another adaptable space ideal for all manner of uses. Overhead, on the ingenious mezzanine level, you will find a generous 260 square foot space with vaulted ceilings set with a generous row of skylights. There's also another equally substantial space up here, featuring more artful architectural detail and yet another sumptuous skylight. Either of these would make perfect extra bedrooms, and you'll also discover a delightful 150 square foot dressing room.

Outside, you're perfectly situated for sampling the restaurants along Orford Road, just a three minute stroll away in the heart of Walthamstow Village. Be sure to check out God's Own Junkyard, a nearby neon wonderland that's appeared on both the big and small screen. Next to that is Mother's Ruin, for gin cocktails and artisanal hedonism. For even more independent dining and shopping options you're a nine minute stroll from Hoe Street and the ever evolving array of bars, pubs and restaurants, including Gnarly Vines, a haven for wine lovers, SoDo Pizza Cafe with brunches to die for and Ye Olde Rose & Crown Theatre Pub, where you can often find surprisingly big names trying out new material. Also, Soho Theatre Walthamstow, a 1000 seat venue set in the old Granada cinema, which opened recently. For commuting or exploring, Walthamstow Central Station is just ten minutes away on foot. From here the speedy Victoria Line will zip you to the West End in twenty minutes, while the overground will get you to Liverpool Street just as quickly.

WHAT ELSE

Your new home's heritage is impressive, previously serving as the critically acclaimed Black Saloon Studios, and prior to that the Village Studio London, playing host to an eclectic array of artist projects including David Gilmour, Annie Lennox, Jamie XX, Aphex Twin and Bjork. You could choose The Nag's Head as your new local, just a two minute walk away, this local favourite serves up a mouthwatering roast dinner and has a sociable beer garden that's perfect for balmy summer evenings. Vestry House Museum is just one minute from your front door and is currently being refurbished, part of the £17 million plan for a brand new cultural quarter also including St Mary's Church, now home to a gallery space, cafe and evening concerts. All just moments from your door.



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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Pathway

Main double height living room / kitchen

36'11" x 21'6"

Second living room

12'10" x 11'2"

Hobby room

17'7" x 10'10"

Bedroom

11'4" x 9'11"

Shower room

WC

Utility room

13'70" x 7'8"

Bathroom

8'0" x 7'8"

Bedroom

16'10" x 14'8"

Dressing room

16'10" x 9'1"

Bedroom

21'1" x 12'3"

Music studio

25'2" x 17'9"



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