

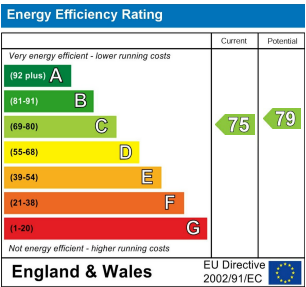
Total Area: 45.3 m² ... 487 ft²
All measurements are approximate and for display purposes only

Reception Room
15'9" x 14'2"

Kitchen
6'1" x 11'10"

Bedroom
9'4" x 12'5"

Bathroom
6'3" x 6'2"



GROVE ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold
1 Bed Flat



Features:

- Ground Floor Flat
- Beautifully Presented
- Private Garden
- 148 Year Lease
- Close Proximity to Walthamstow Central

This ground floor flat offers a wonderful blend of style and comfort, with interiors that have been beautifully presented to create an inviting home. A private garden extends the living space outdoors, providing a peaceful retreat ideal for relaxing or entertaining. Positioned within close proximity to Walthamstow Central, the location ensures excellent connections while keeping the vibrancy of the neighbourhood close at hand. Altogether, a home that balances charm, convenience, and thoughtful design.

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IF YOU LIVED HERE...

Set behind a charming frontage, the home enjoys a neat front garden enclosed by hedging and fencing, offering a sense of privacy from the street. A tiled pathway leads to the front door, complementing the period brick façade.

Inside, the reception room provides a warm and adaptable living space. A striking bay window fills the room with natural light, while built-in shelving around the fireplace adds both style and practicality. The generous proportions allow for multiple uses, and the wooden flooring ties the space together with a polished finish.

Positioned to the rear, the kitchen combines deep navy cabinetry with wood worktops and vertical tiled splashbacks for a refined look. A rear window invites plenty of daylight, giving the room a bright and open feel. Thoughtful storage and well-planned surfaces ensure everything has its place.

Finished in crisp white tiling with patterned flooring, the bathroom offers stylish contrast, while a full-sized bath with overhead shower creates a soothing retreat.

Soft tones and wood flooring lend the bedroom a calm and elegant atmosphere, with french doors opening directly to the garden. Light floods the space, making it a restful sanctuary with seamless flow outdoors.

South-facing and private, the garden provides a decked terrace framed by greenery, perfect for dining, entertaining, or simply enjoying the peace of the setting. With space to unwind in the sun or retreat with a book, it offers a delightful extension of the living areas and a serene escape.

Surrounding the home is a neighbourhood full of charm and variety. At its heart lies Walthamstow Village, a much-loved pocket of cobbled lanes, boutique shops, and excellent dining. Here you'll find the welcoming atmosphere of The Nag's Head alongside the inventive menus at Ruffs Bistro, with cafés, bakeries and wine bars adding to its appeal. For those who enjoy browsing, Wood Street Indoor Market is a treasure trove of antiques, vintage pieces and independent traders. Lloyd Park offers wide open lawns, tennis courts and the renowned William Morris Gallery, as well as a bustling weekend market. A little further afield, Bulrush Pond in Epping Forest provides a tranquil escape into nature, perfect for slower afternoons. Soho Theatre brings a burst of energy with its programme of performances, adding a cultural highlight.

WHAT ELSE?

Travel connections are straightforward, with both Overground and Underground services within easy reach. Walthamstow Central Station is less than a fifteen-minute walk away, placing the Victoria Line and fast rail links at your disposal for effortless journeys across London. Nearby Walthamstow Queens Road Station offers an alternative route on the Overground, broadening access to the city and beyond.



A WORD FROM THE OWNER...

"I've loved living here and will really miss the flat and garden when I move with my partner. You have everything on your doorstep, with the shops just down the road and Walthamstow village only a few minutes away. The flat is a great space that I love to come home to, and the garden is a little sun trap which is perfect for evening drinks or hosting at the weekend!"

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