

Reception Room  
17'1" x 12'11"

Bedroom  
10'9" x 10'9"

Bedroom  
7'10" x 7'5"

Bathroom  
4'11" x 10'9"

Kitchen / Diner  
11'3" x 11'1"

Garden  
8'10" x 53'9"



## THEYDON STREET, WALTHAMSTOW

Offers In Excess Of £499,995 Leasehold  
2 Bed Apartment - Purpose Built

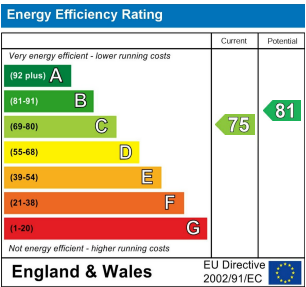
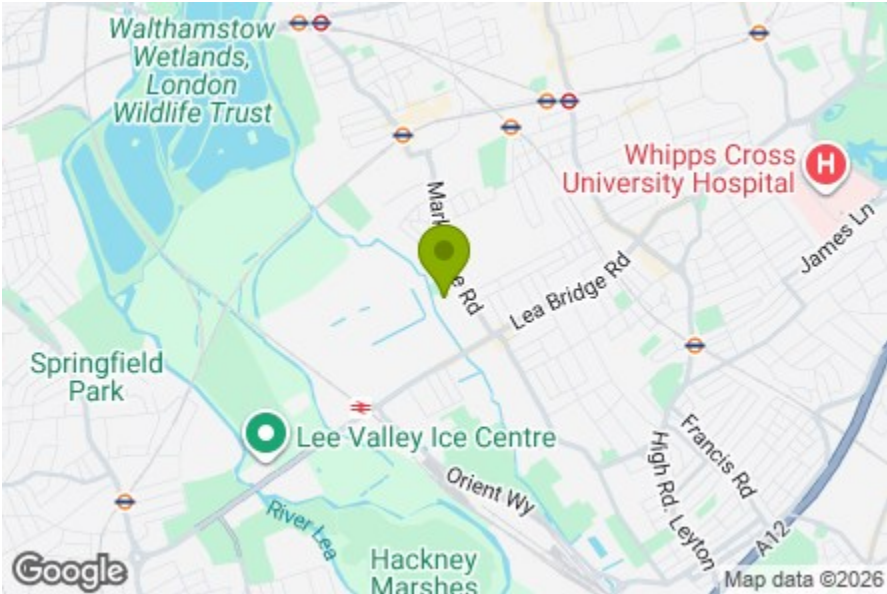


### Features:

- First Floor Flat
- Two Bedrooms
- Ex Warner Maisonette
- Private Section of Garden
- Well Presented
- Short walking distance to St James Street Station
- Easy Access to Walthamstow/ Hackney Marshes
- Loft Included in the Demise

This charming first floor flat forms part of a classic Ex-Warner maisonette and comes with its own private section of garden and loft included in the demise. Inside, two well-proportioned bedrooms are complemented by bright, inviting living spaces, while the home has been thoughtfully presented throughout. The property is ideally placed within a short stroll of St James Street Station, putting swift connections to the city within easy reach. Green open spaces are close at hand, with both Walthamstow and Hackney Marshes offering acres of nature to explore. A fine balance of comfort, convenience and character makes this a home of real appeal.

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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

Investment & Development  
id@stowbrothers.com  
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#### IF YOU LIVED HERE...

Proudly set behind a handsome brick façade, this property showcases twin sash windows and a pitched roofline with decorative detailing that reflect its period character. A traditional arched doorway opens to a private entrance, with a welcoming hallway and stairs leading upwards. Inside, a spacious reception spans the width of the home, illuminated by a bay window and an additional sash window that bathe the interior in natural light. A decorative fireplace with bespoke cabinetry draws the eye, while high ceilings and coving lend an airy sense of proportion. Adjacent to this space is a generous double bedroom, complete with a soft neutral décor that enhances its tranquil atmosphere. A second bedroom lies further along, bright and adaptable in use, whether as a nursery, guest room or study. Finished with striking herringbone tiling in a bold blue, the bathroom combines calm neutral tones with contemporary detail. A bath with overhead shower sits beneath a window, and the space is further brightened by a glazed panel above the door, creating a fresh, inviting feel. Just beyond, a built-in cupboard provides practical storage, with stairs nearby curving gracefully down to the garden. At the rear, the kitchen and dining area stretches across the width of the

home, where deep green cabinetry, brass accents and patterned tiles add elegance. Expansive windows frame leafy views of the long private garden below, its natural lawn leading to a secluded seating area. Mature planting softens the borders and adds colour through the seasons, creating a peaceful outdoor retreat that extends the living space. The neighbourhood offers a lively mix of independent cafés, welcoming pubs and green spaces, all within easy reach. For freshly baked pastries and artisan loaves, Weirough Bakery is a local favourite, while CRATE St James Street brings together street food, craft beer and a relaxed community feel. The Hare & Hounds serves as a cosy spot for a pint or Sunday roast, and Leyton Jubilee Park provides open fields and walking routes for a breath of fresh air. St James Park adds another peaceful escape nearby, while the wide expanses of Walthamstow and Hackney Marshes are close at hand, perfect for long walks, cycling or simply enjoying the wild beauty of the landscape.

#### WHAT ELSE?

Getting around is simple, with St James Street Station a little over 15 minutes from the door, providing quick routes into the city. Walthamstow Queens Road and Lea Bridge stations are also nearby, offering further connections across London and making travel easy for work, leisure, or weekends away.



#### A WORD FROM THE OWNER...

"Living on Theydon Street has been the best of all worlds. We've loved having easy access into the city via local busses and train options - it's just as easy to get to Hamstead Heath or Hackney as it is to get to Stratford or Southbank. And it's a perfect central spot to explore all of Waltham Forest. We've also loved growing our family here and enjoying all of the local things on offer such as having access to the Wetlands for nature walks and enjoying cosy pubs like the Princess of Wales by the canal or breweries like Big Penny Social by Blackhorse Road. There's plenty of local bakeries in St James Street, with Beaten By a Whisker a firm favourite! There's also an array of local parks where we've enjoyed picnics with friends and playgrounds with our children. Leyton Jubilee Park is a real hit with locals because of the delicious community cafe, Kukulala! Being in Walthamstow but on the edge of Leyton has meant easy access to the Mall and the Village as well as the many eateries on Leyton High Street and Francis Road. But our favourite thing is how peaceful the street is and how sizeable the flat feels, with the large kitchen, and bay windows in the lounge creating three distinct living spaces for us. We're off to move closer to family, but we will miss the local vibe, convenience of the area and wonderful neighbours tremendously!"

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