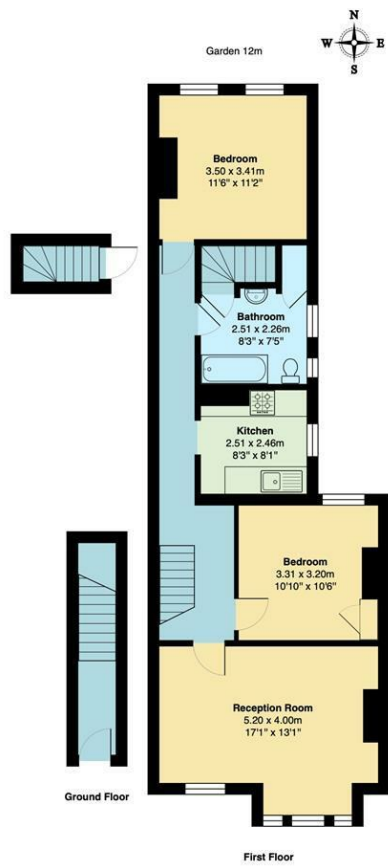




Reception Room
17'0" x 13'1"

Kitchen
8'2" x 8'0"

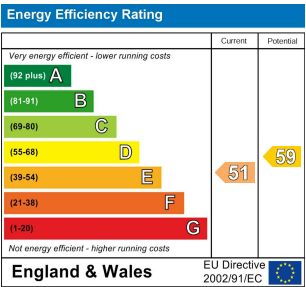
Bedroom
10'10" x 10'5"

Bathroom
8'2" x 7'4"

Bedroom
11'5" x 11'2"

Garden
39'4"

Total Area: 76.0 m² ... 818 ft²
All measurements are approximate and for display purposes only.



FOREST ROAD, WALTHAMSTOW

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



Features:

- First Floor Ex-Wartner Flat
- Two Bedrooms
- No Chain
- Loft Included in the Demise
- Close to Lloyd Park
- Shared Rear Garden

Light-filled and generously sized, this beautifully maintained 2-bedroom apartment occupies the first floor of an eye-catching Victorian terrace. The new owners will benefit from access to a shared 39-foot garden and the enduring quality of a solid, classic construction typical of ex-Warner properties. Larger than average, it gives you a roomy 818 sq feet to play with. All this is just a short stroll from the lush surroundings of popular Lloyd Park, with Walthamstow Central Station on the Victoria Line conveniently close by. With no chain, the move couldn't be smoother. And because the loft space is included in the demise, you've got that extra reassurance (and potential) built in from the start.

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IF YOU LIVED HERE...

Step into the heart of this home and you're greeted by a generous 17.2 ft reception room stretching the full width of the property. Light pours in through the box bay and additional window, both framed in warm, natural wood. A period fireplace anchors the room, giving it real soul, while the alcove beside it is fitted with practical storage, ideal for books, records or the treasures you've collected along the way. Decorative coving and a ceiling rose nod to the home's Victorian heritage, while the cream-and-mocha palette and soft carpet underfoot keep things calm and inviting

Tucked just behind is the first of two double bedrooms. Calm and understated in a warm cream, it's already fitted with a practical built-in cupboard and softened by plush carpeting. A large sash window looks out onto leafy views below.

The galley kitchen is crisp, clean, and practical. Pale wooden flooring flows underfoot while cream cabinetry offers plenty of storage. With a breakfast bar worked into the design, every inch has been intelligently made use of. Tomato-red walls give just the right amount of personality.

The bathroom keeps things simple and functional, with a full-size bath and overhead shower set against warm stone-toned tiles. No gimmicks here, just clean lines and everyday comfort. With natural light from two windows and a built-in cupboard to keep towels neatly out of sight

To the rear, the second bedroom offers another generous double. A built-in glazed dresser sits in one of the alcoves, and another one to the side. Twin sash windows frame views over the gardens below, ideal for a slow morning or a golden-hour wind down.

Downstairs, a generous shared garden stretches to just under 40 feet, laid out on either side of a path and softened by lawn. There's a shed for seasonal bits and bobs, and a patio spot just outside your door—ready for late breakfasts, long lunches, or simply soaking up the sun, which you'll enjoy throughout the day.

WHAT ELSE?

Whether it's a game on the tennis courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone at nearby Lloyd Park

Forest Road has the convenience of a range of shops, while nearby Hoe Street is home to a vibrant mix of restaurants and bars. Drivers will find easy access to the A406 (North Circular).



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 MANAGER

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