



Reception
14'9" x 13'9"

Kitchen
6'3" x 10'11"

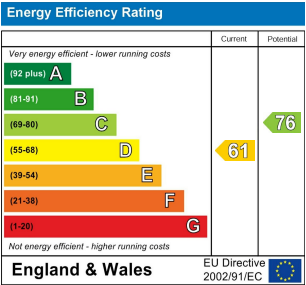
Bathroom

Bedroom
11'3" x 12'11"

Bedroom
10'10" x 11'3"

Garden
27'2" x 22'5"

Total Area (Excluding Garden): 53.0 m² ... 571 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



HELENA ROAD, WALTHAMSTOW

Offers In Excess Of £450,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Private Rear Garden
- Victorian End Of Terraced
- Ground Floor
- Chain Free
- New Lease on Completion

A beautifully balanced Victorian end-of-terrace apartment that combines period appeal with generous living space and a private rear garden. Set on the ground floor, it offers two well-proportioned bedrooms and a naturally bright interior that flows effortlessly from front to back, opening onto a secluded garden ideal for outdoor dining or unwinding in the open air. Offered chain-free, it presents a rare opportunity to secure a home of appealing proportions, timeless simplicity, and the ease of single-level living in a sought-after Walthamstow setting.

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
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

REQUEST A VIEWING
0203 397 9797



REQUEST A VIEWING
0203 397 9797

IF YOU LIVED HERE...

This handsome brick-fronted Victorian home pairs timeless character with subtle modern touches. The inviting arched doorway and elegant bay window create a graceful first impression, while the contrast of warm red brick and pale upper brickwork highlights the home's classic heritage. A neat tiled path completes a classic and well-balanced frontage.

Inside, the layout unfolds with a sense of light and flow. The reception room offers generous proportions, wood-effect flooring, and neutral tones softened by grey detailing. A built-in cupboard adds convenience, while wide glazing and a door to the garden invite natural light throughout the space. The adjoining kitchen continues the calm aesthetic, with warm finishes and a tiled splashback adding texture and depth to the contemporary design. It's perfectly suited for everyday living and easy entertaining.

Both bedrooms are bright and welcoming. The front double room benefits from a bay window and an exposed brick chimney breast, bringing warmth and distinctive period appeal to the space. The second bedroom mirrors the home's soft palette, enhanced by a large window and built-in cupboard offering useful storage. The bathroom, finished in soothing grey tones, features a corner bath with an overhead shower and twin windows that fill the space with natural light, creating a fresh and tranquil retreat.

At the rear, the private garden features a raised decked terrace leading to a neatly kept lawn, offering an appealing space for al fresco dining, quiet relaxation, or easy planting opportunities to make it your own.

Situated in a lively pocket of Walthamstow, the home is close to many of the area's most characterful spots. A short walk brings you to Walthamstow Village, where cobbled streets lead to independent boutiques, cosy cafés like The Bern's & the Beans, and welcoming pubs such as The Nags Head — all radiating the area's trademark charm. A little further on, Gods Own Junkyard dazzles with neon art, craft beer, and an ever-changing mix of pop-up bars and street food vendors set among its colourful displays. Head the other way and you'll find the aroma of baked treats at Weirdough Bakery and the vibrant community hub of CRATE St James Street. For green space, St James Park offers a peaceful escape, while the newly opened Soho Theatre brings culture even closer to home.

WHAT ELSE?

Transport links are excellent, with Walthamstow Central around ten minutes away, offering both the Victoria Line and Overground services for swift connections across London. Walthamstow Queen's Road Station is a mere four-minute stroll, providing convenient Overground access, while St James Street Station can be reached in around fifteen minutes. Together, they provide excellent connections across the city and beyond, making commuting and weekend exploring effortlessly straightforward.



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 ASSISANT BRANCH MANAGER

FOLLOW US ➡ @STOWBROTHERS
STOWBROTHERS.COM