



Reception
10'5" x 16'7"

Kitchen
10'5" x 15'7"

Bathroom

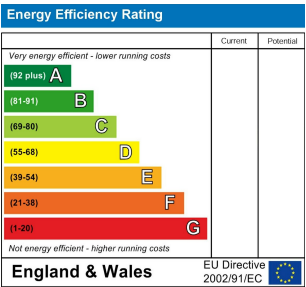
WC

Bedroom
7'8" x 9'10"

Bedroom
17'6" x 13'3"

Bedroom
11'7" x 10'4"

Total Area: 84.3 m² ... 907 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.



CLEVELAND PARK AVENUE, WALTHAMSTOW

Offers In Excess Of £525,000 Leasehold
3 Bed Apartment - Conversion



Features:

- Three Bedroom Flat
- No Chain
- Split-Level
- Central Walthamstow Location
- Over 900sq ft

Set across two well-planned levels and extending to over 900 square feet, this three-bedroom flat combines generous proportions with a light-filled, free-flowing layout. The split-level design lends a house-like feel, with well-proportioned rooms designed for easy everyday living. Offered with no onward chain, it's a wonderful find for buyers seeking a spacious home in the heart of central Walthamstow. With independent shops, lively cafés, and parks all nearby, this property enjoys a prime position within one of East London's most vibrant and well-connected neighbourhoods.

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0203 397 9797

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

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hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

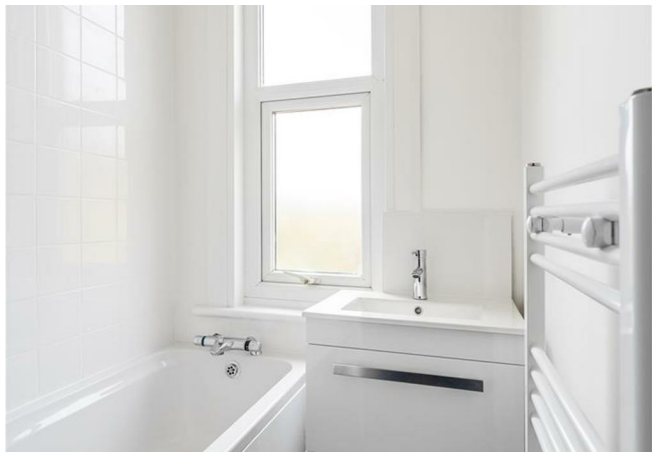
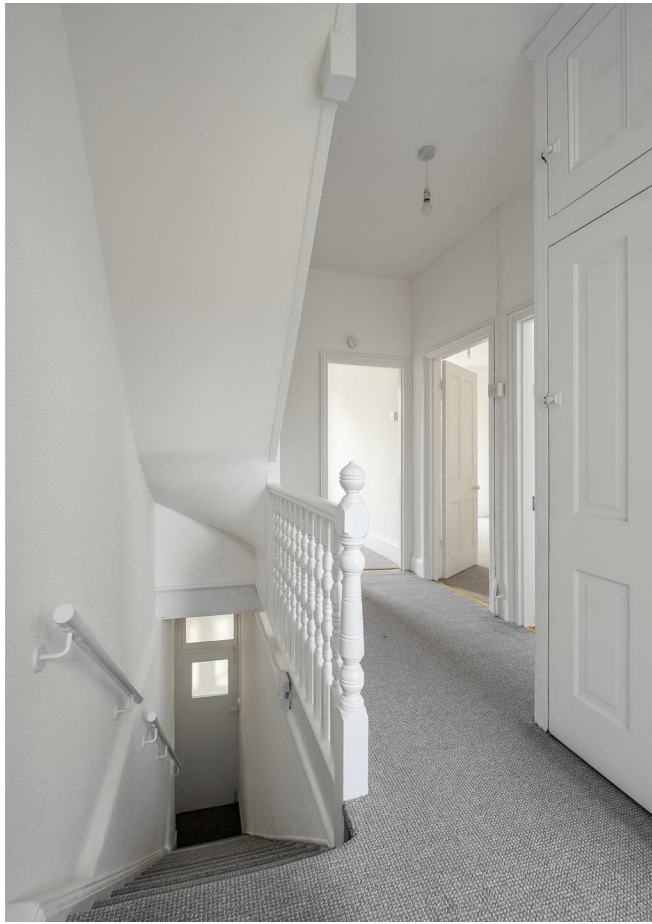
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hellohackney@stowbrothers.com
0208 520 3077

New Homes
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0203 325 7227

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IF YOU LIVED HERE...

A handsome period façade showcases traditional London stock brickwork paired with elegant white detailing and ornate plasterwork around the entrance. The classic bay windows and neatly framed doorway lend a sense of timeless character, while the mature greenery to the front softens the look with a welcoming touch. Inside, a welcoming hallway leads upward to a spacious first-floor landing, where neutral tones and soft carpeting create a natural flow between rooms. The graceful staircase, painted balustrade, and discreet built-in storage give the space both charm and practicality. Filled with sunlight, the reception room features a large bay window that frames leafy outlooks and draws in plenty of daylight. An original fireplace in warm stone tones provides a striking focal point, balancing period character with a calming simplicity. Nearby, the kitchen is equally open and inviting, its bay window drawing in daylight across the modern cabinetry and herringbone flooring. The layout offers ample space for dining and relaxed day-to-day living. The bedroom on this floor continues the home's calm palette, offering a comfortable setting enhanced by soft natural tones. The bathroom, finished in fresh white, includes a fitted bath and tall window for brightness, while a separate WC adds convenience. Upstairs, the loft landing is softly lit by a skylight, leading to two tranquil bedrooms. The front room enjoys a green aspect and a decorative fireplace, while the rear

benefits from an open outlook and a serene, airy feel throughout. Within easy reach of Walthamstow Village, a mere ten minutes away, the area blends historic character with a lively, creative energy. The village brims with independent boutiques, cobbled streets, and much-loved spots like Berns & the Beans and The Nags Head, ideal for relaxed weekends. Also within reach, Today Bread serves artisan coffee and freshly baked loaves in a warm, welcoming space, while the vibrant God's Own Junkyard dazzles with neon art, craft beers, and food trucks. For a breath of fresh air, Lloyd Park offers green open space, the William Morris Gallery and a bustling weekend market. Evenings bring cultural flair, with Soho Theatre nearby hosting live performances and new writing.

WHAT ELSE? Walthamstow Central Station is just five minutes away, providing quick connections via the Victoria line and Overground for effortless travel into central London and beyond. Walthamstow Queen's Road Station is also within easy reach, around thirteen minutes on foot, offering services on the Suffragette line across East and North London. Together, they make this location exceptionally well connected while keeping the best of Walthamstow's vibrant community close at hand.



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

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