



Reception  
10'5" x 15'1"

Bedroom  
9'11" x 12'4"

Bedroom  
5'2" x 12'3"

Bathroom

Kitchen  
10'4" x 9'10"

Loft Room  
14'9" x 8'11"

Total Area (Excluding Loft Room): 55.4 m<sup>2</sup> ... 596 ft<sup>2</sup>

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MARKHOUSE AVENUE, WALTHAMSTOW

Offers In Excess Of £485,000 Share of Freehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Apartment
- Loft Room
- Victorian Conversion
- Beautifully Presented
- A short walk to St James street

Set within a Victorian conversion, this two-bedroom apartment with an additional loft room combines generous proportions with a beautifully balanced sense of light and space. Each room feels carefully considered, creating an inviting atmosphere that flows naturally throughout the home. The converted loft adds an appealing extra dimension, offering flexibility and character in equal measure. Situated just a short walk from St James Street, the location places you close to a vibrant mix of cafés, independent shops and transport links, bringing the best of Walthamstow's lively community and easy city connections within effortless reach.

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#### IF YOU LIVED HERE...

Filled with natural light, this home unfolds gracefully across two levels, combining warmth, charm and a sense of calm throughout. The hallway sets the tone, with gentle tones and a beautifully crafted wooden staircase drawing the eye upward to the loft. Light filters through the stairwell window, giving this connecting space a bright, uplifting quality.

Leading on from here, the reception room is beautifully composed, where deep tones contrast with the brightness from the bay window. Timber flooring adds warmth and texture, and the generous layout makes the space perfect for relaxing or entertaining. Moving through the home, the kitchen continues the welcoming feel, thoughtfully designed to balance practicality with a relaxed, homely atmosphere. Daylight pours in through the window, illuminating the soft palette and wooden accents.

Both bedrooms offer an easy sense of comfort and calm. The main bedroom is brightened by natural light and feels effortlessly tranquil, while the second bedroom is equally bright and adaptable, ideal for use as a guest room, home office or creative retreat. The bathroom continues the home's harmonious style, where white tiling and wood tones combine for a refined finish. The bath with overhead shower provides a peaceful place to unwind.

Upstairs, the loft room offers additional living space, with two skylights flooding it with natural light. Pale walls and wooden flooring lend a restful quality, creating a cosy, uplifting retreat that completes this thoughtfully arranged home.

This area offers a genuine mix of local character and everyday convenience. Weir dough Bakery is a firm favourite for morning coffee and fresh pastries, while CRATE St James Street brings together independent cafés, food stalls, and creative spaces in a lively setting. A stroll further leads to Walthamstow Village, known for its cobbled streets, small boutiques, and welcoming spots such as Berns & the Beans and The Nags Head. Green space is close at hand too, with St James Park just a short walk away and the expansive Walthamstow Wetlands nearby, ideal for an easy weekend walk or a quiet moment outdoors.

#### WHAT ELSE?

Transport links are excellent, with St James Street Station just five minutes away for quick journeys into Liverpool Street. Walthamstow Central is around fifteen minutes on foot, offering Victoria Line services to Oxford Circus and King's Cross, along with Overground routes across North and East London. Walthamstow Queens Road about twelve minutes away provides further Overground connections towards Hackney, Stratford and beyond, making travel across the capital easy and efficient.



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

"We've absolutely loved living in our first flat here in the lovely St James pocket of Walthamstow. It's a friendly, close-knit community with amazing wine bars, breweries and (in our opinion!) some of the best bakeries in London just around the corner. From the bay window we have the perfect view of a beautiful cherry blossom tree that bursts into colour each spring — a real highlight of the year. With St James Park just moments away and excellent local amenities all within walking distance, this flat has been the perfect first home for us and we hope it will be for someone else too!"

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