

Daniel
Frank





32 Livingstone Road London, E17 9AX

Set within a sought-after Victorian terrace, this beautifully presented three-bedroom home offers stylish and versatile living in one of Walthamstow's most desirable locations.

Upon entering, double doors open into an elegant front reception room, where a striking cast-iron feature fireplace, original wooden floorboards and a charming bay window create a warm and inviting atmosphere.

To the rear, the property has been thoughtfully extended to provide a stunning open-plan kitchen and dining space, perfectly designed for modern family life and entertaining. Oak herringbone flooring flows throughout, while skylights flood the room with natural light. Sliding doors open directly onto the rear garden, creating an effortless connection between indoor and outdoor living. The bespoke kitchen features a marble-topped island, concealed pantry and a range of integrated Samsung appliances, offering both style and practicality.

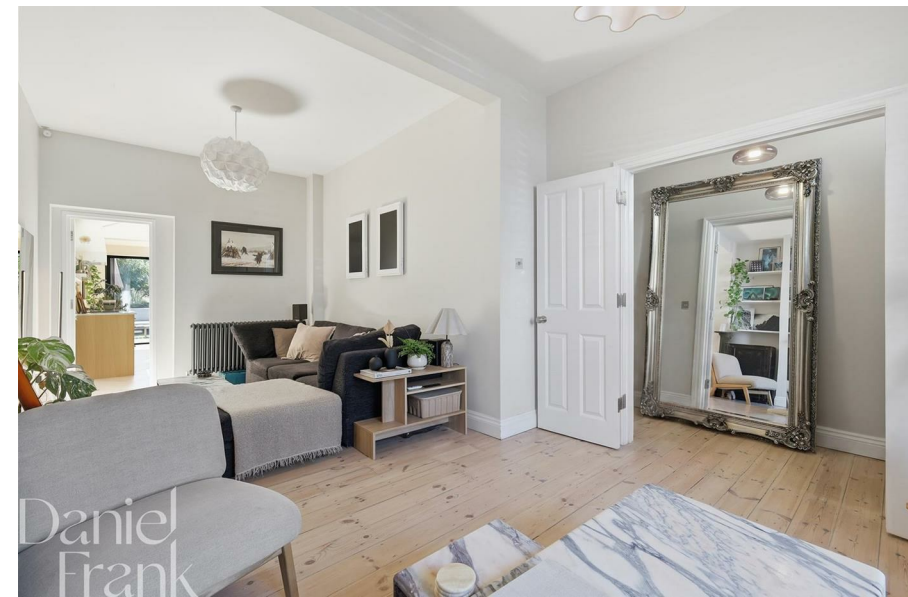
The first floor comprises a generous principal bedroom with fitted wardrobes and an attractive bay window, alongside two further well-proportioned bedrooms and a contemporary family bathroom finished to a high standard.

Outside, the well-maintained rear garden provides an excellent space for relaxing and entertaining, complete with dedicated outdoor cooking and dining areas.

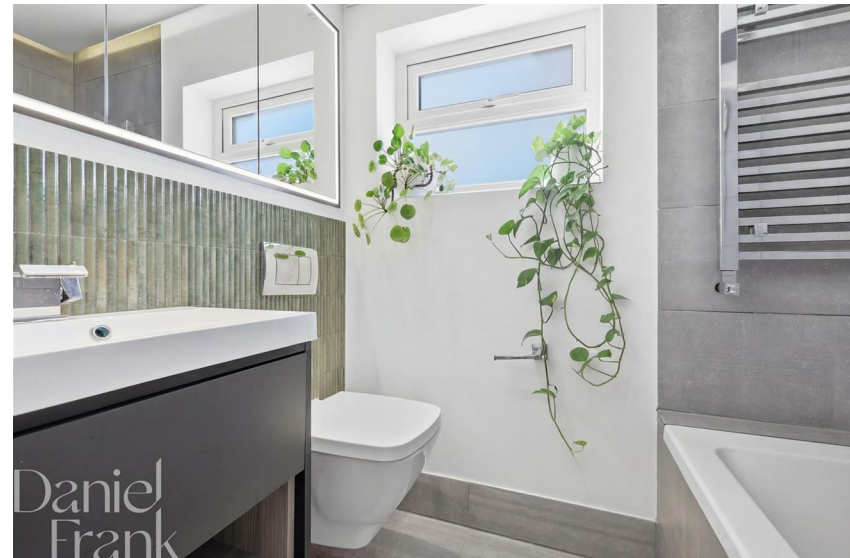
Ideally positioned, the property enjoys excellent transport connections with Walthamstow Central Station, providing Victoria line and Overground services into Central London, while Walthamstow Bus Station offers a wide range of routes to Hackney, Islington and the City. The vibrant Walthamstow Village, with its independent cafés, restaurants, boutiques and the popular Orford Road, is just a 0.5-mile walk away, making this an exceptional home for those seeking character, convenience and a thriving local community.

Tenure Freehold
Council Waltham Forest

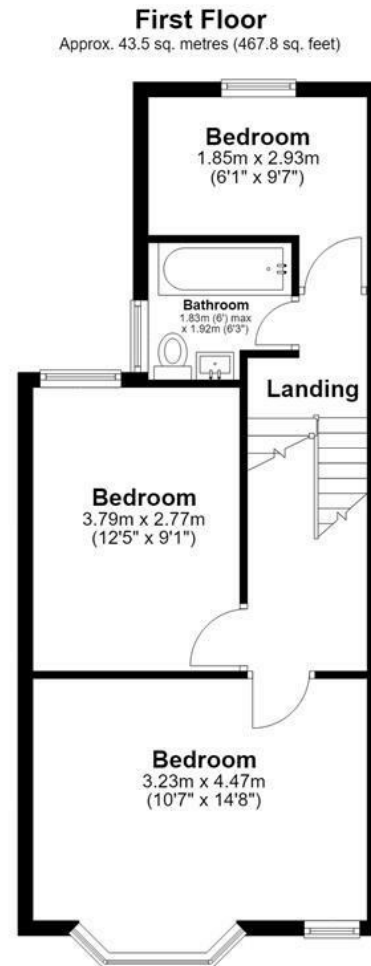
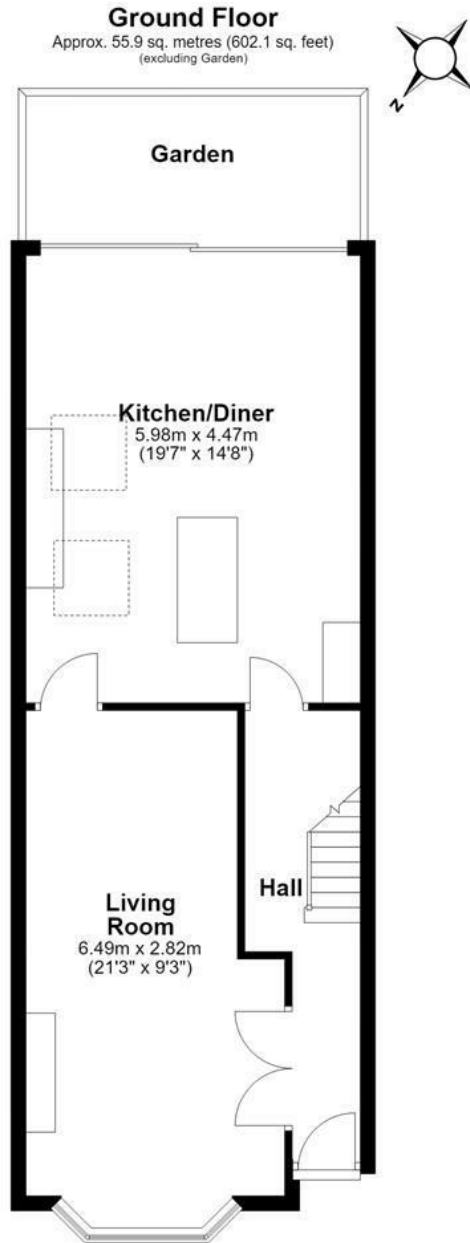




Your Next Chapter



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Total area: approx. 99.4 sq. metres (1069.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Livingstone Road



Livingstone Road enjoys a prime position on the edge of the highly sought-after Walthamstow Village, with the vibrant Orford Road just a 5-10 minute walk away. Here you'll find an excellent selection of independent cafés, restaurants, boutiques and local favourites. Popular spots include Eat17, renowned for its deli, relaxed brunches and weekly Friday fishmonger, alongside newer additions such as Gail's Bakery and Ruff's Bistro. The much-loved W Store offers an excellent selection of homeware and gifts, while local pubs including The Queen's Arms and The Castle remain firm favourites with residents.

The area also boasts a thriving cultural scene, with the recently opened Soho Theatre Walthamstow bringing an exciting programme of theatre, comedy and live entertainment, while Forest Cinema showcases independent films. Closer to home, HUCKS on Grove Road combines speciality coffee with music, and Suba Bakery has become a go-to destination for exceptional pastries.

Families are well catered for with a number of highly regarded schools nearby, including Walthamstow Village Montessori School, St Mary's Primary School and the highly acclaimed Walthamstow School for Girls.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England & Wales		
	EU Directive 2002/91/EC	

