

Reception Room  
8'10" x 12'2"

Kitchen/Diner  
9'9" x 9'6"

Bedroom  
8'11" x 11'2"

Bathroom  
9'9" x 6'3"

Garden  
12'5" x 34'1"

Outdoor Storage



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			
England & Wales		69	75
		EU Directive 2002/91/EC	



## BAKERS AVENUE, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom
- Victorian Ground Floor Flat
- Well Presented Throughout
- Kitchen Diner
- Private Rear Garden
- Close to Walthamstow Village

Set on a quiet residential street close to Walthamstow Village, this well-presented one-bedroom Victorian ground floor flat offers a thoughtful balance of indoor and outdoor space. With a private rear garden, a separate kitchen diner and useful outside storage, it's a home that feels both practical and welcoming, while remaining within easy reach of some of E17's most loved cafés, pubs and green spaces. (17.06.26)

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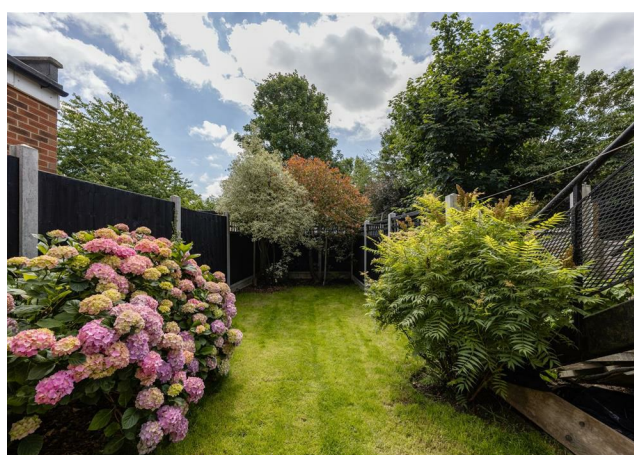
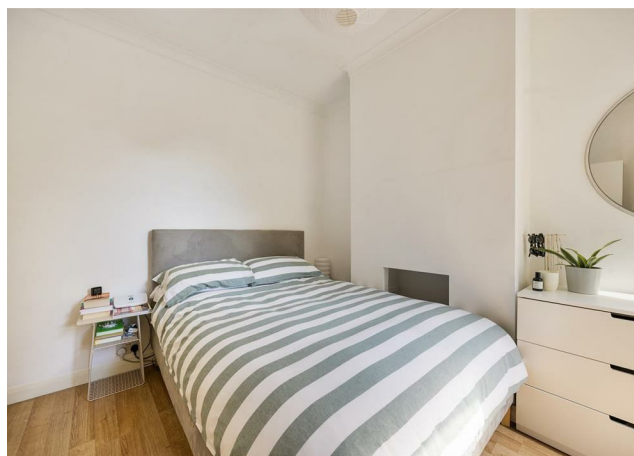
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**IF YOU LIVED HERE... (17.06.26)**

Step inside and a long hallway leads you through the home, with useful built-in storage helping to keep everyday essentials neatly tucked away. At the front, the reception room is bright and inviting, with a bay window drawing in plenty of natural light and creating a comfortable space to relax. Neutral décor and warm flooring give the room a calm, easy-to-live-with feel.

Next door, the bedroom is a generous double overlooking the garden. Light-filled and well proportioned, it offers plenty of room for furnishings while retaining a peaceful atmosphere. To the rear, the kitchen diner provides a sociable setting for cooking and dining, with direct access out to the garden making it especially appealing during the warmer months.

Beyond the kitchen sits the spacious bathroom, complete with both a bath and shower. Outside, the private rear garden offers a lovely mix of patio and lawn, with established planting softening the space and a detached outside storage building providing

valuable extra room for bikes, tools or seasonal items. Altogether, this is a thoughtfully arranged home of around 472 square feet, ready to move straight into.

**WHAT ELSE?**

- Walthamstow Central Station is a 15 minute walk or short bus ride away and provides Victoria line and Overground services, putting King's Cross, Oxford Circus and Liverpool Street within easy reach.

-- Walthamstow Village is within easy reach, home to independent favourites including Eat 17, The Queen's Arms, and Ruff's Bistro.

- Hollow Ponds is nearby for leafy walks, boating and open green space, while the wider expanse of Epping Forest is also easy to enjoy.



**WORD FROM THE OWNERS...(17.06.26)**

"We've loved living at Bakers Avenue – it's been a great first home for us, with lovely neighbours and a real sense of community. The garden has been one of our favourite things about the flat – somewhere to sit with a coffee, grow plants and enjoy having our own outdoor space.

Walthamstow Central is nearby, so getting into central London is quick and easy, and Leyton and Hackney are just short bus or bike rides away. We spend lots of time in Walthamstow Village, Blackhorse Road, Francis Road and the Tilbury Arches, and we're lucky to have some great independent places right on the doorstep, including William the Fourth, Suba, Hucks and Gnarly Vines."

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