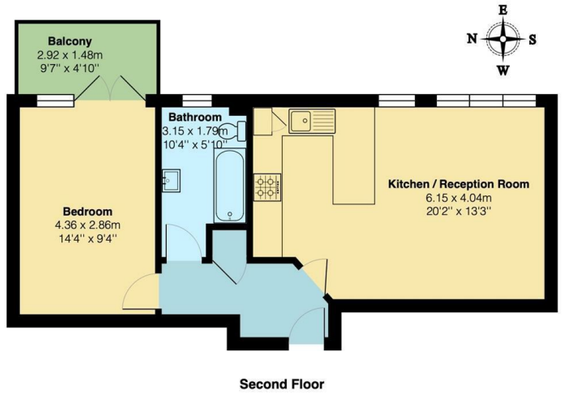


Second Floor

Total Area: 47.7 m² ... 514 ft² (excluding balcony)

All measurements are approximate and for display purposes only

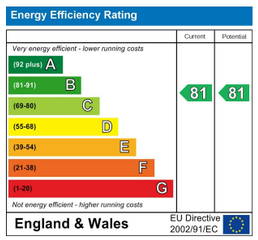
Kitchen/Reception Room
20'2" x 13'3"

Bedroom
14'3" x 9'4"

Bathroom
10'4" x 5'10"

Balcony
9'6" x 4'10"





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STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold

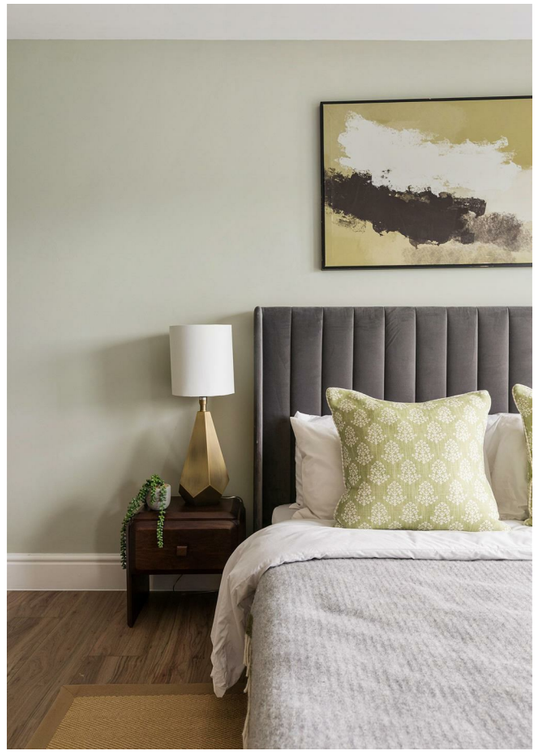
1 Bed Apartment - Purpose Built

Features:

- One Bedroom
- Large Open Plan Kitchen and Reception
- Chain Free
- Modern Bathroom
- Direct Access to Private Section of Garden
- Further Communal Gardens
- Ideal First Time Buy
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

A bright and spacious one bedroom apartment with direct access to its own private section of garden, set just moments from Walthamstow Central and within easy reach of Walthamstow Village. Offered chain free and with a share of the freehold to be transferred once the final flat in the block is sold, it's an ideal first home in one of E17's most sought-after locations.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Stepping inside, the hallway connects each room, creating a practical layout that's easy to settle into. At the heart of the home is the generous open plan kitchen and reception room, a bright, sociable space with large windows drawing in plenty of natural light. The kitchen is neatly arranged with ample worktop space and a breakfast island, while the reception area offers plenty of room to relax, dine and entertain.

The bedroom is a calm, well-proportioned retreat, with doors opening directly onto your own private section of the garden. It's a lovely extension of the living space, making it easy to enjoy a morning coffee outside or unwind in the fresh air after work. The modern bathroom sits just off the hallway, finished in a clean, contemporary style with a full-sized bath and overhead shower.

Beyond your private outdoor space, residents also enjoy further communal gardens, giving you even more room to enjoy the outdoors. The apartment is thoughtfully arranged throughout, making it an excellent choice for first time buyers looking for a home that's ready to move into while remaining exceptionally well connected to everything Walthamstow has to offer.

WHAT ELSE?
- Walthamstow Central is just a short walk away, with Victoria line and Overground services providing fast connections into central London and beyond.
- Walthamstow Village is close by, where you'll find favourites including Eat 17, Pavilion Bakery, The Castle and Chocolatine Bakery, alongside its characterful network of historic streets and independent shops.
- Lloyd Park and the expansive Walthamstow Wetlands are both within easy reach, while nearby attractions including God's Own Junkyard and Soho Theatre Walthamstow add even more to enjoy at weekends.



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 ASSISTANT BRANCH MANAGER

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