



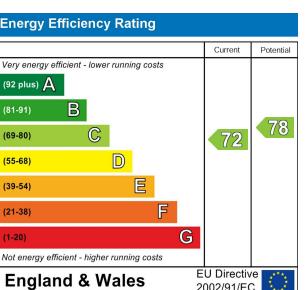
Total Area: 54.3 m² ... 585 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.

Kitchen/Lounge/Diner
19'0" x 10'5"

Bedroom
9'10" x 13'1"

Bedroom
8'10" x 9'6"

Bathroom



HOVE AVENUE, WALTHAMSTOW Offers In Excess Of £375,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- Share Of Freehold
- Open Plan Kitchen Living Space
- Short Walk to Walthamstow Central Station
- Own Front Door
- Chain Free

This first-floor two-bedroom apartment offers a balanced layout with an open-plan kitchen and living area that suits modern day-to-day living. With its own front door, the home enjoys a sense of privacy and independence. The property is being sold chain free, allowing for a straightforward move, and benefits from a share of the freehold. Positioned within an easy walk of Walthamstow Central, it's well placed for access into central London while also sitting within a neighbourhood known for its independent spots, green spaces, and strong local character. A smart option for buyers seeking space, flexibility, and a setting that continues to grow in appeal.

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IF YOU LIVED HERE...

Set within a traditional terrace, the building features warm brickwork and classic detailing giving it a confident presence on the street. Mature trees along the pavement soften the view and create an inviting first impression that feels settled and naturally connected to its surroundings.

Inside, the living spaces come together with a natural sense of flow. The kitchen, lounge and dining area form a generous open-plan setting with impressive width and plenty of daylight streaming through two large windows. It's a room that works equally well for everyday living and hosting, with an exposed brick feature and decorative fireplace adding character and a gentle nod to the building's heritage.

The main bedroom is generous in size, creating a relaxed and welcoming place to unwind. A large window enhances the sense of scale, while the overall feel remains balanced and calm. The second bedroom continues this tone, with good natural illumination and considered proportions, making it a flexible additional room that suits a variety of uses.

The bathroom is well proportioned and thoughtfully arranged, with a fresh finish and a bath with overhead shower. A window brings in daylight, while wood-effect flooring underfoot introduces warmth and ties the space together, completing a home that

feels cohesive and ready to enjoy.

Nearby, you'll find a lively mix of neighbourhood favourites and green escapes. Weirough Bakery is a local favourite for great coffee and standout pastries, while CRATE St James Street brings together food traders, craft beers, studios, and pop-up events in a sociable, creative setting. Further on, Walthamstow Village adds charm with its pedestrianised streets, independent boutiques, antiques shops, and a popular mix of spots including Berns & the Beans for brunch and light bites, alongside The Castle, known for its relaxed pub atmosphere and generous beer garden. Culture comes courtesy of Soho Theatre Walthamstow, offering a strong programme of comedy, theatre, and live performances. Green space is close at hand too, with St James Park nearby and the wide, open landscapes of Walthamstow Wetlands perfect for longer walks and fresh air.

WHAT ELSE?

Right opposite the flat you'll find a bike hangar available to rent, which is perfect for those who love to cycle. For travel, there's a strong choice of stations within easy reach. Walthamstow Central Station is around a 10-minute walk and provides both Victoria line and Overground services. Closer still, St James Street Station is 8 minutes away, while Walthamstow Queen's Road Station can be reached in 5 minutes, offering quick connections across East London and beyond.



A WORD FROM THE OWNER...

"I lived in this flat for 11 wonderful years and only left in 2022 due to an expanding family. It was a home I truly loved. The flat is easy to live in and maintain, and filled with natural light throughout the day. Even on grey mornings it feels bright and uplifting. Being share of freehold meant no worries about service charges or levies, and the flat sits on a quiet and safe street. I cared for it meticulously, and it was always warm in winter and economical to run. I loved the absence of a garden, which added security and removed the need for ongoing maintenance, while still offering a large loft space with great potential to extend if desired."

The location is exceptional. St James Street Overground, Walthamstow Queen's Road, and Walthamstow Central are all just minutes away, making most of London reachable in under 30 minutes. Buses run frequently to Stratford Westfield in under 20 minutes. Everyday amenities are close by, including gyms, yoga studios, markets, cafés, restaurants, and supermarkets. Green spaces are equally accessible, with St James Park nearby and Walthamstow Wetlands within easy reach. The street itself is friendly and welcoming, with an annual street party that brings neighbours together. I miss living here enormously and hope the next owner enjoys this home as much as I did."

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