

Reception Room
16'0" x 13'9"

Kitchen/ Diner
13'1" x 8'11"

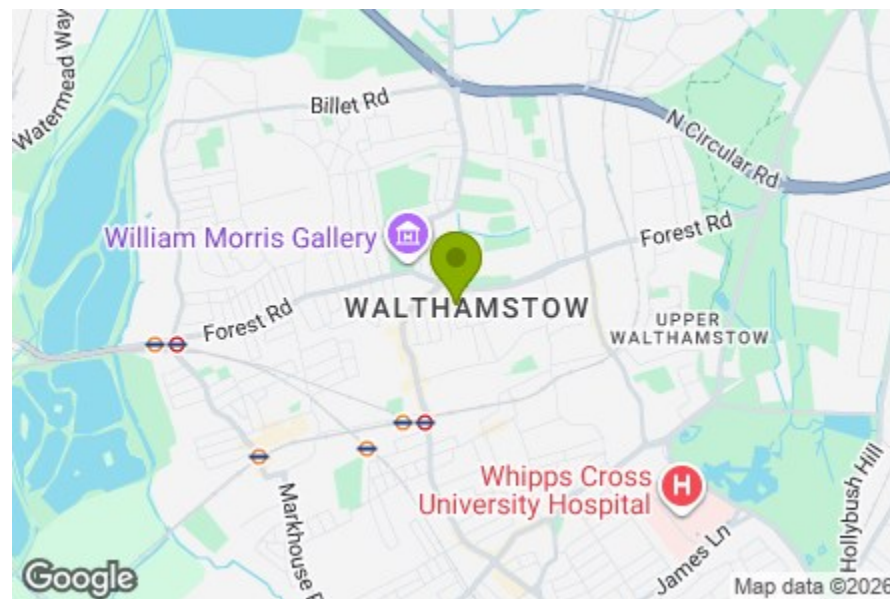
Bedroom
12'4" x 11'10"

Bedroom
12'0" x 9'6"

Bathroom
8'11" x 4'6"

Garden
26'2"

Total Area: 70.4 m² ... 758 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



HOWARD ROAD, WALTHAMSTOW Offers In Excess Of £575,000 Leasehold 2 Bed Apartment - Conversion



Features:

- Two Bedrooms
- Ground Floor Victorian Flat
- Immaculately Presented
- Private Rear Garden
- Kitchen Diner
- Near Lloyd Park
- Close to Walthamstow Central Station
- Over 750 Sq Ft

Perfectly positioned just five minutes from the landscaped beauty of Lloyd Park and within easy walking distance of Walthamstow Station on the Victoria line, this charming two-bedroom Victorian home is offered in immaculate condition. Set on the ground floor and spanning approximately 750 sq ft, the property benefits from a private rear garden and a spacious kitchen/diner. Beautiful original features sit comfortably alongside thoughtful modern updates, making this an ideal home ready for you to move straight in and settle down in this popular residential neighbourhood.

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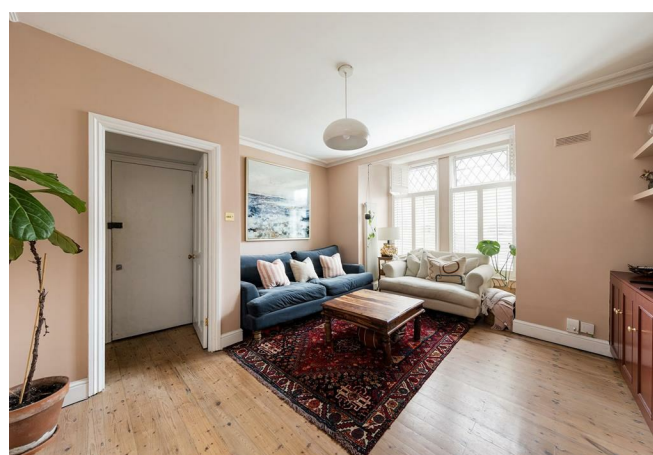
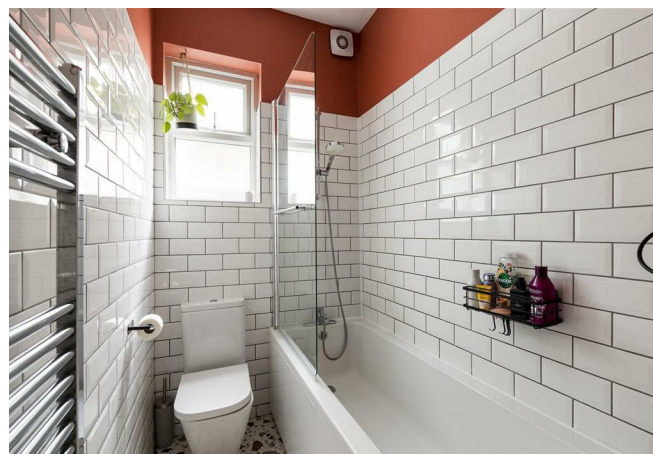
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IF YOU LIVED HERE...

A delightful chequered mosaic path leads to the red front door. Step inside and into the first bright, welcoming reception room, where natural light pours through a beautiful bay window, illuminating the warmth of stripped wooden floorboards. Crisp white door and window frames, elegant coving and a soft, sandy-toned décor create a calm, inviting atmosphere. Bespoke half-height plantation shutters offer both privacy and light control, while fitted cabinetry and shelving fill the alcoves either side of the chimney breast. The fireplace has been thoughtfully adapted into a charming display nook, perfect for candles, flowers or treasured objects.

As you move along the hallway, you'll find a cleverly concealed under-stair storage nook ideal for coats, shoes and everyday essentials keeping the space effortlessly tidy. All rooms lead off the main corridor, creating a natural flow throughout the home.

The first bedroom, a comfortable double set just behind the reception room, is peacefully decorated with neutral walls and the same beautifully maintained flooring make it an easy space to unwind and recharge.

The family bathroom is no less stylish, thoughtfully laid out, featuring a bath with overhead shower, classic white metro tiling and striking terrazzo flooring. A terracotta band of paint beneath the ceiling perfectly picks out the tones within the floor,

adding warmth and character.

Further down the corridor, the generous kitchen/diner is fitted with timeless white units and warm wooden work surfaces arranged in an L-shape. There's ample room for a dining table, ideal for relaxed breakfasts or entertaining friends and a glazed door that opens directly onto the garden, seamlessly connecting indoor and outdoor living.

The private rear garden stretches over 26 feet and is paved in sandstone for low-maintenance living. Raised beds line the borders, all enclosed by natural wooden fencing for privacy and security. With a little vision, this space has fantastic potential to become a leafy retreat whether that's vegetable beds, moveable pots, a sun-soaked al fresco dining area or a peaceful corner to unwind.

Back inside, the second bedroom is finished to the same high standard as the rest of the home with rich ochre walls and garden views, offering a versatile space perfect as a guest room, home office or nursery.

WHAT ELSE?

Located in one of the most desirable areas, you're close to Lloyd Park and all its amenities. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William



A WORD FROM THE OWNER.....

"We have absolutely loved living here! It's been the most perfect first flat for us - the space is great for living, and hosting, we've had many great dinner parties, and bbqs in the garden in summer. Being so close to Lloyd Park is lovely for walks, the market on a Saturday and daily trips to the swings with our toddler! We love how close we are to the village too for pubs and lovely shops. There is such a lovely community on Howard Road and the surrounding roads, full of young professionals and families, we will be so sad to leave! There is a very friendly WhatsApp group for recommendations, freebies and local news updates which we have loved being a part of. "

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