

STATION ROAD, WALTHAMSTOW

£2,600 Per Calendar Month

3 Bed Flat



Features:

- Available November
- Split Level Period Conversion
- Three Bedrooms
- Ample Living Space
- Original Floorboards
- Over 900sqft
- Conveniently Located for Amenities
- Close to St James St Station

Occupying a peaceful position on a residential street in the thriving, well-connected St James Street area of Walthamstow, this immaculately presented three-bedroom conversion boasts a great layout, with a bright reception, separate kitchen and elegant period features spread across two floors of living space.

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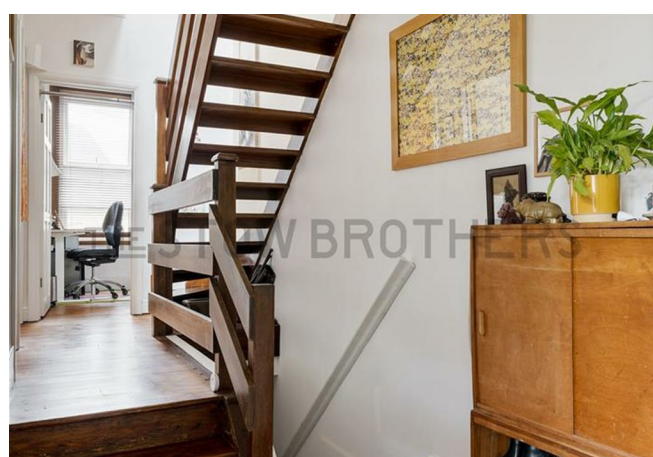
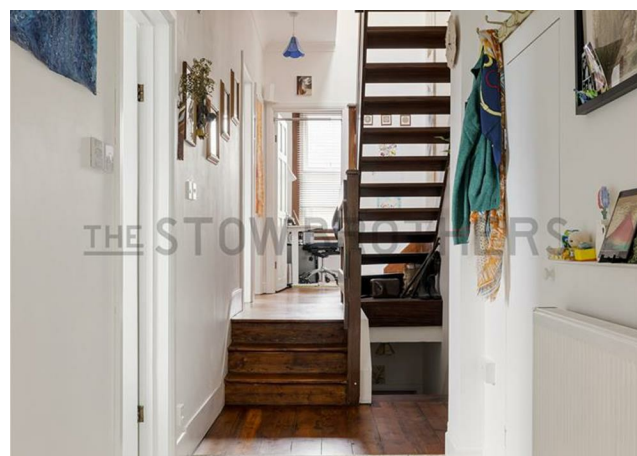
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IF YOU LIVED HERE...

Thanks to the immaculate finish throughout, this is a home you can enjoy with from the very first day. Even before stepping inside, there's a conversation starter - the striking mural by renowned street artist Phlegm - world famous for his intricate black and white creations - set just outside your front door.

Inside, the front reception is full of natural light from generous box bay windows. A neutral palette creates a sense of calm, while the timber flooring adds warmth and character.

The kitchen sits neatly at the rear, with charming units, a butler sink, timber worktops and terrazzo-style flooring. There's even space for dining, so hosting will be on the agenda.

The bathroom is a real highlight, featuring blue vertical tiling, a walk-in shower, Japanese bath tub and a vintage-style basin, while a separate WC adds convenience.

Two smart bedrooms also sit on this level, with the smaller room perfectly suited as a home office or nursery. Upstairs, the loft has been transformed into a bright and airy

master bedroom, where sunlight pours in to showcase the stylish cork flooring.

This whole part of E17 has boomed with youthful energy in recent years, with several independent business opening. At the heart there's the well established CRATE St James, an eclectic collection of ventures housed in eye-catching containers, but there's plenty of other perks on your doorstep, including excellent coffee shop Weirough Bakery, tasty brunch spot The Curious Goat and bar/pizzeria True Craft. You're just a short hop from Blackhorse Beer Mile, featuring some of East London's most exciting craft beer breweries, bars and street food, such as Exale, Signature Brew and Big Penny Social - all have a packed event calendar.

You've also got Europe's longest market which runs along the High Street nearby, plus Forest Cinema and 17&Central shopping centre a short stroll away in Walthamstow Central.

Need to escape beyond Walthamstow? St James Street station is six minutes on foot for quick access to Liverpool Street on the Overground, while Blackhorse Road and Walthamstow Central are both a bit further for the speedy Victoria line into the West End.



WHAT ELSE?

- Lloyd Park, Walthamstow Wetlands and St. James Park are all reachable on foot - so you'll never be far from nature.
- Fancy doing something a bit different? Situated in Walthamstow Pumphouse Museum - a six minute walk away, supperclub.tube offers an incredible dining experience in a refurbished tube carriage.
- Parents will be pleased to know you have plenty of popular primary/secondary schools in the area.

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