

Reception
9'6" x 21'8"

Kitchen
8'2" x 7'2"

Bedroom
8'2" x 11'10"

Bedroom
9'8" x 13'9"

Bathroom
6'6" x 6'6"

Total Area: 53.8 m² ... 579 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.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| 92 plus A | |
| 81-91 B | |
| 69-80 C | |
| 62 | 73 |
| 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 | |



ORFORD ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Flat



Features:

- Walthamstow Village Location
- No Chain
- Two Bedrooms
- Ground Floor
- Communal Gardens
- 125 Year Lease

Positioned in the centre of Walthamstow Village, this ground floor flat offers a rare opportunity to secure a home in one of East London's most full of character neighbourhoods. With two beautifully finished bedrooms and interiors that strike a graceful balance of style and comfort, the layout flows with ease while offering flexibility. Communal gardens provide a pleasant outdoor setting, while the property is available with no onward chain and a 125 year lease, making it an attractive choice in a setting rich with charm and community spirit.

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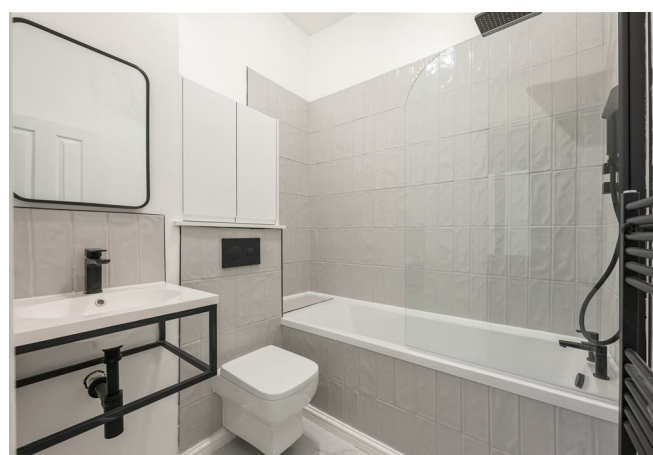
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IF YOU LIVED HERE...

The property forms part of an attractive period building, its brick façade elevated by arched windows and decorative detailing that reflect its character. Mature greenery softens the frontage, while to the rear, residents can enjoy shared garden space that provides an appealing outdoor retreat. Stepping inside, the hallway leads through to the reception, where tall ceilings, decorative wall panelling and herringbone flooring combine to create an elegant sense of scale. Natural light filters through a shuttered window, highlighting the proportions of the room and offering a refined backdrop for both relaxed living and more formal occasions. Flowing seamlessly from here, the kitchen brings together timeless cabinetry in a muted finish with brass accents and clean surfaces. The design feels refined yet practical, with a layout that works as comfortably for day-to-day use as it does for entertaining. Soft flooring and neutral walls define the larger of the two bedrooms, which is enhanced by a wide bay window fitted with shutters that draw in streams of daylight and add to the calm atmosphere. The space balances openness with a welcoming feel. The second bedroom continues the same sense of quiet simplicity, its large window and high ceiling ensuring an airy quality. In the bathroom, subtle tiling across the walls and floor creates a cohesive

look. A full-size bath with overhead shower adds convenience, while the fresh, bright finish makes it a restful and modern space. Right in the heart of Walthamstow Village, the setting is as charming as it is vibrant. Cobble streets lined with boutiques, independent shops and character-rich pubs such as The Nag's Head create a lively yet laid-back atmosphere, while cafés like Bern's & the Beans bring a more relaxed, everyday appeal. Just beyond, the colourful lights of God's Own Junkyard provide an unexpected splash of creativity, while Lloyd Park offers wide open green space alongside the William Morris Gallery, two cafés, tennis courts and a popular weekend market. A little further afield, Epping Forest stretches out with woodland walks, while the newly opened Soho Theatre adds a cultural edge nearby.

WHAT ELSE?

Transport links are excellent, with Walthamstow Central just over 5 minutes away, placing both Underground and Overground services within easy reach. From here, the Victoria Line offers swift journeys into central London, while the Overground connects across the city. Walthamstow Queens Road is around 10 minutes on foot, providing further Overground options and ensuring effortless connections whether travelling for work or leisure.



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 ASSISANT BRANCH MANAGER

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