



Reception Room
14'8" x 13'7"

Storage

Kitchen / Breakfast room
11'4" x 12'5"

Bedroom
9'10" x 12'5"

Bathroom
6'2" x 12'7"

Garden
22'0" x 23'8"

Ground Floor

Total Area: 54.1 m² ... 582 ft² (excluding garden)
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			
(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	



MARKHOUSE ROAD, WALTHAMSTOW

Offers In Excess Of £385,000 Share of Freehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Ground Floor Apartment
- Ex Warner Maisonette
- Share of Freehold
- Private Rear Garden
- Kitchen Diner
- Short Walk to St James Street Station

Set on Markhouse Road in Walthamstow's St James pocket, this one bedroom ground floor ex Warner maisonette has a lovely sense of ease to it, with a private rear garden, a kitchen diner and St James Street station just a short walk away. You're also well placed for Crate St James Street and the open green space of St James Park, with Lloyd Park and the wider Blackhorse Road scene within easy reach.

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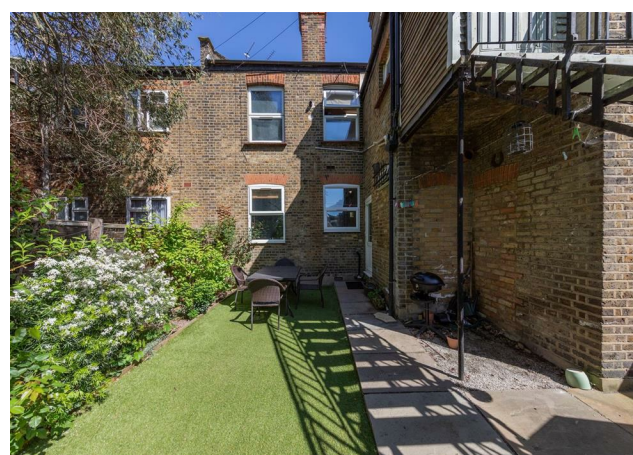
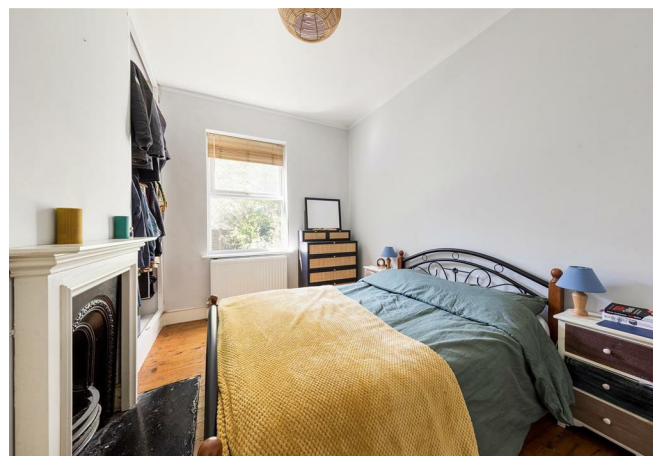
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IF YOU LIVED HERE...

Step through your own front door and into a home that feels practical and well balanced from the outset. The reception room is a generous space for everyday living, while the layout gives the bedroom a quieter feel away from the social heart of the home.

The kitchen diner is a real strength here, giving you room to cook, eat and settle in properly rather than simply passing through. From here, the private rear garden brings a welcome sense of extension to the flat, with outdoor space that feels genuinely useful through the warmer months and quietly restorative all year round.

As an ex Warner maisonette, the home carries that familiar sense of proportion these properties are known for, and the ground floor position makes day to day living especially straightforward. A share of freehold is another thoughtful advantage, adding to the overall appeal of a home that feels easy to live in and easy to grow attached to.

WHAT ELSE?

- St James Street station is close by for London Overground services, and Crate sits right by the station with independent traders, food spots and regular events.
- St James Park is nearby for everyday green space, while Lloyd Park offers a larger stretch of open ground in a much-loved local setting.
- The Pumphouse Museum is a distinctive local landmark, and the Blackhorse Road area adds more to explore with taprooms and weekend spots including 40FT Brewery.



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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