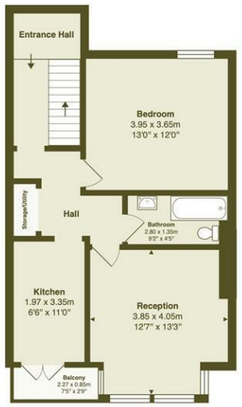
THE STOW BROTHERS



Front Garden (Shared) Approx. 6.95m x 4.1m



First Floor

Total Area (Excluding Balcony): 54.5 m² ... 587 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.

Entrance Hall

Hall

Storage / Utility

Kitchen
6'5" x 10'11"

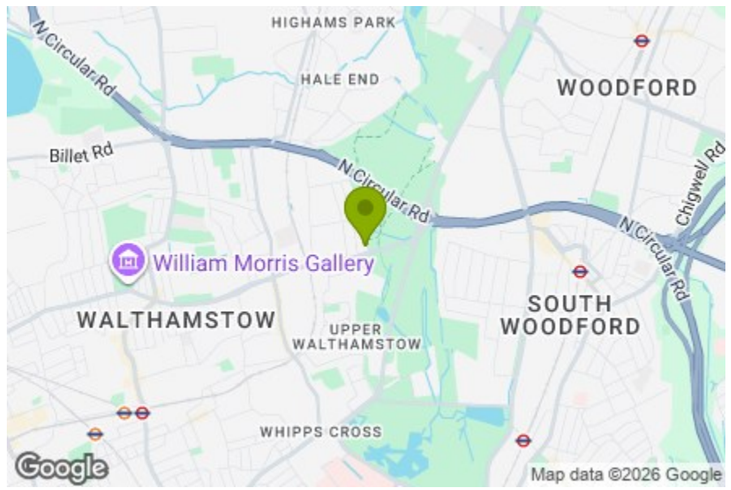
Balcony
7'5" x 2'9"

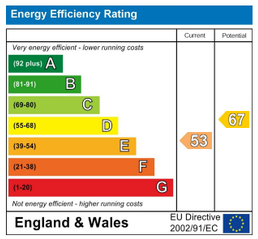
Reception
12'7" x 13'3"

Bathroom
9'2" x 4'5"

Bedroom
12'11" x 11'11"

Front Garden (Shared)
22'9" x 13'5"





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BEACONTREE AVENUE, WALTHAMSTOW

Offers In Excess Of £365,000 Leasehold

1 Bed Apartment - Conversion

Features:

- One Bedroom
- First Floor Flat
- Beautifully Presented
- Epping Forest Location
- Private Balcony

A beautifully presented one bedroom first floor apartment, set within an attractive period building on a leafy residential street close to Epping Forest. With thoughtfully styled interiors, a charming balcony and access to a shared front garden, this inviting home offers a lovely balance of character and comfort, with Walthamstow's independent cafés, green spaces and transport connections all within easy reach.

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IF YOU LIVE HERE...

Step inside and head upstairs to a welcoming hallway, where warm timber flooring, soft colours and carefully chosen artwork set the tone. The reception room is a particularly lovely space, with generous proportions, high ceilings and a large window drawing in natural light. Pale engineered oak flooring and beautifully chosen Farrow & Ball soft green walls create an inviting setting, with plenty of room for both relaxing and entertaining.

The separate kitchen sits alongside, with sleek white cabinetry, warm worktops and contemporary fittings. There's space for dining, while doors open directly onto a balcony, a lovely spot for morning coffee or a quiet moment outdoors. The bedroom is equally appealing, with deep blue walls, timber flooring and a large window. At approximately 13 feet wide, there's plenty of room for a double bed and additional furniture, making it a comfortable and versatile retreat.

Completing the layout is a stylish bathroom, featuring white tiling, soft pink walls, a bath with overhead shower and patterned flooring. There's also useful storage off the hallway, while the shared front garden provides another welcome touch of greenery. Altogether, the apartment offers approximately 587 square feet of well-arranged living space, with the added possibility of extending into the loft, subject to the necessary planning permission, freeholder consent and relevant approvals.

WHAT ELSE?...

- Epping Forest is close by, offering miles of woodland trails, peaceful walking routes and open green spaces, perfect for weekend exploring.

- Wood Street is within easy reach, with its independent shops, cafés and Overground station providing connections towards Liverpool Street via Walthamstow Central.

- Nearby Walthamstow Village is home to a wonderful collection of local favourites, including Eat17, The Queen's Arms and the independent shops and eateries along Orford Road.



A WORD FROM THE OWNER

"I've absolutely loved living here, and it's going to be hard to say goodbye.

What first drew me to the flat was the period character and the size of the rooms—they have a real sense of space that's hard to find in newer builds. But what made me fall in love with living here is the location. Looking directly out over the forest every day is wonderful, and having miles of peaceful woodland walks right on your doorstep feels like a total retreat.

The flat gets incredible natural light, especially in the living room and on the balcony where you can sit and catch the sunrise through the forest. The bedroom also has very beautiful light at sunset especially in summer. It's remarkably quiet at night, and the neighbours are genuinely friendly and welcoming.

It's been a fantastic home in every way, and I hope whoever moves in next enjoys living here as much as I have."

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