



- Bedroom  
15'3" x 11'5"
- Reception Room  
11'5" x 10'1"
- Kitchen  
8'0" x 7'2"
- Bathroom  
5'2" x 4'6"
- Bedroom  
9'11" x 7'5"
- Garden  
62'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## PEMBROKE ROAD, WALTHAMSTOW

### Offers In Excess Of £500,000 Share of Freehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Private Rear Garden
- Walthamstow Village Location
- Own Front Door
- Close to Walthamstow Central Station

A beautifully finished two-bedroom ground-floor period conversion, enviably located in the heart of Walthamstow Village, with an exciting array of independent restaurants, bars and gastropubs just a short stroll away. With plenty of natural light and storage throughout, the apartment also benefits from its own private front door and a west-facing garden to the rear.

Walthamstow Central station is just a few minutes away on foot, meaning you can be in the West End or the City in under 30 minutes door-to-door if you tie it right.

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**IF YOU LIVED HERE...**

This thoughtfully updated ground-floor apartment blends period charm with modern touches, complemented by a smart layout that allows natural light to flow throughout. The reception room is particularly lovely, featuring immaculate decor, bespoke carpentry and elegant timber flooring. Adjoining the living space is a well-equipped kitchen, set in a semi open-plan layout that suits both everyday living and entertaining.

Both bedrooms are generously proportioned, with the front bedroom standing out for its brightness and spacious feel. The bathroom is full of vintage character, featuring black fittings and contrasting white and blush metro brick tiling.

To the rear, a private west-facing garden offers a peaceful and secluded retreat, surrounded by mature foliage and complete with a shed, currently used for storage but easily adaptable as a summer house.

Walthamstow Village is steeped in history (hence its official 'village' status - it's not just a quaint, self-appointed title) and is home to an eclectic mix of amenities that draw visitors from across London each weekend.

Just moments away on Orford Road, you'll find everything from lifestyle boutiques

such as Pavement and Word to unique grocery stores including the award-winning Eat 17 and beautifully curated Bora & Sons. Lunch on the go is well catered for with Peeld, Orford Fish & Chips and the Village Bakery nearby, while dining options include Ruff's Bistro and Proud Mary pizzeria. For drinks, you have the much-loved Queen's Arms close by, along with The Castle and The Nag's Head.

**WHAT ELSE?**

- Despite being at the heart of a vibrant neighbourhood, you're surrounded by excellent green spaces. Lloyd Park, home to the William Morris Gallery, is just north, Fellowship Square with its impressive fountains is nearby, and Hollow Ponds, on the edge of Epping Forest, is around 15 minutes east. Families will also appreciate Wingfield Park playground right on your street.

- Next to Walthamstow Central you'll find the 17&Central shopping mall, plus a wide range of amenities along the High Street. Forest Cinema has been a fantastic community addition, while nearby Hoe Street is also home to the newly opened Soho Theatre Walthamstow.

- You're only a couple of minutes' walk from Ravenswood Industrial Estate, home to the iconic God's Own Junkyard, as well as Pillars Brewery, Trap, Mother's Ruin and Malt Haus.



**A WORD FROM THE OWNER...**

"This was our first property and has been a great home for us, and our new family. The location is amazing, Walthamstow Village is a hub of creativity and has great pubs and restaurants. Wingfield Park at the end of the road is a super playground, there are fantastic schools, and the neighbours really all look out for each other. The flat feels cosy and roomy all at once, our family has really been able to grow here; an amazing feature is our little woodland retreat in the back garden."

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