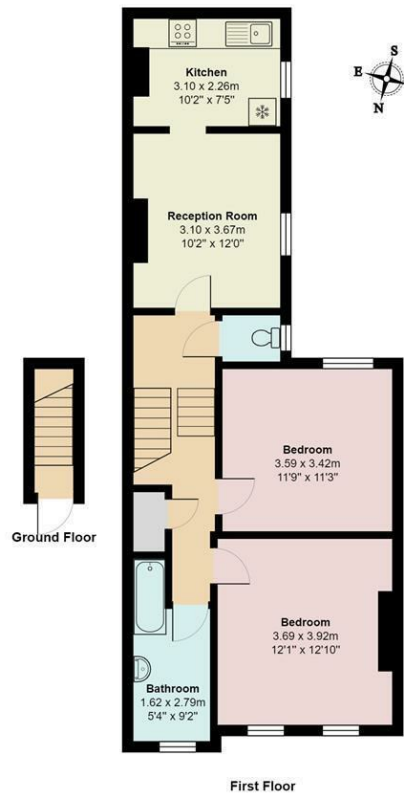
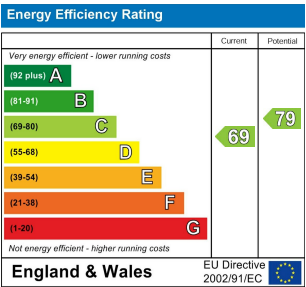




Total Area: 66.6 m² ... 717 ft²
All measurements are approximate and for display purposes only

Hallway
Reception Room
10'2" x 12'0"
Kitchen
10'2" x 7'4"
Bedroom
11'9" x 11'2"
Bedroom
12'1" x 12'10"
Bathroom
5'3" x 9'1"



MELVILLE ROAD, WALTHAMSTOW
Offers In Excess Of £500,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- First Floor Victorian Flat
- Two Double Bedrooms
- Share of Freehold
- Loft Included in the Demise
- Beautifully Presented
- Walking Distance to Lloyd Park
- Close to Walthamstow Central Station
- 717 sqft

A beautifully presented two bedroom first floor Victorian flat in a semi-detached property on Melville Road, with a share of freehold and a wonderfully characterful interior. Lloyd Park is a short walk away, while Walthamstow Central is close by for excellent connections and the many independent spots around central Walthamstow.

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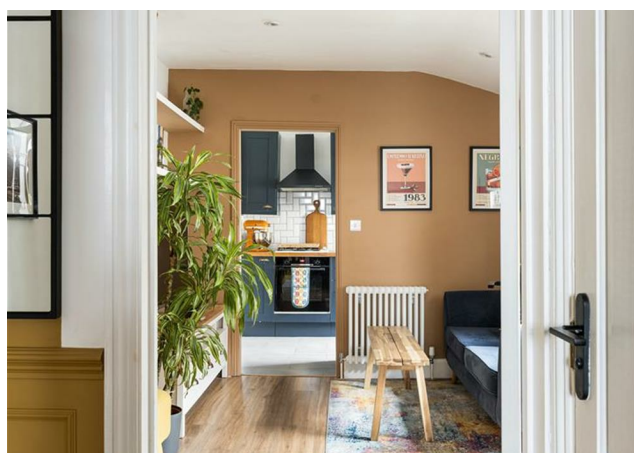
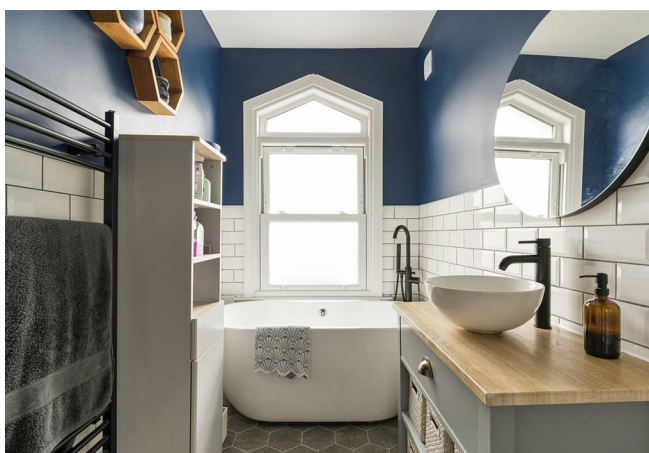
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IF YOU LIVED HERE...

You'd enter through your shared entrance at ground level, with stairs rising to a first floor layout of approximately 717 sq ft. The two bedrooms sit together off the landing, both with soft carpeting and plenty of natural light. The larger bedroom is particularly lovely, with a pair of arched windows and decorative ceiling detailing, while the second has shelving arranged around the chimney breast. The bathroom is finished with white metro tiling, deep blue walls and a timber-topped vanity, with a bath and shower above. There's also a separate WC nearby.

Continue along the landing and you'll reach the reception room, a warm and characterful space where timber flooring meets an exposed brick chimney breast and fireplace. There's ample room for both lounging and dining, while windows along the side bring in plenty of daylight. The kitchen sits beyond, beautifully finished with deep navy cabinetry, timber worktops and crisp white metro tiles. It's a confident mix of Victorian character and contemporary colour, with the warm timber flooring and thoughtful decorative

details tying the home together.

And there's more above. The loft space is included within the demise, offering useful additional space and further potential for the new owner to make their own, subject of course to any necessary consents.

WHAT ELSE?...

- Lloyd Park is nearby for green space, the William Morris Gallery and its popular weekend market, giving you plenty of reasons to linger locally on a Saturday or Sunday.
- Walthamstow Central is within easy reach, with both Victoria line and Weaver line services, as well as the shops and amenities around 17&Central.
- You're well placed for Forest Road too, where The Bell remains a local favourite for food and drinks.



A WORD FROM THE OWNER...

"We've called Melville Road home for six years and have loved every moment of it. From the day we moved in, we knew we'd found somewhere special - a beautiful, quiet street that somehow manages to feel tucked away while having everything you'd want on your doorstep.

Lloyd Park has been a constant in our lives here. Whether it's a weekday evening stroll around the moat, feeding the ducks with our little one, or heading to the Saturday market by the William Morris Gallery for dumplings and a coffee - it never gets old. The gallery itself is a genuine gem; free to enter, always has something new on, and one of those places that makes you proud to live in Walthamstow. Hoe Street is our local high street in the truest sense - independent cafés, restaurants, and the brilliant Soho East theatre for a great night out. Walthamstow Central is under ten minutes on foot, which makes commuting genuinely painless - Victoria line direct, or Overground to Liverpool Street in around twenty minutes.

We've spent six happy years making this flat our own - renovating the kitchen and bathroom, upgrading all electrics and plumbing, and caring for a home we're genuinely proud of. The neighbours have been wonderful throughout. It's that kind of street. Leaving isn't easy. But we hope whoever moves in loves it as much as we have."

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