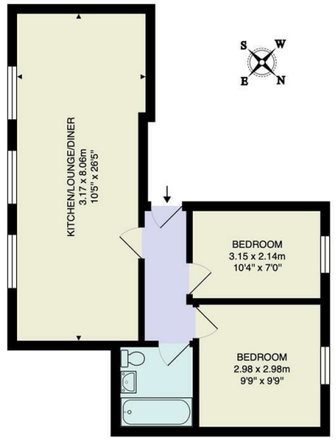


GROUND FLOOR

Total Area: 49.3 m² ... 531 ft²

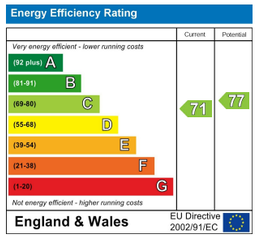
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Kitchen/Lounge/Diner
10'4" x 26'5"

Bedroom
10'4" x 7'0"

Bedroom
9'9" x 9'9"

Bathroom



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ST MARY ROAD, WALTHAMSTOW

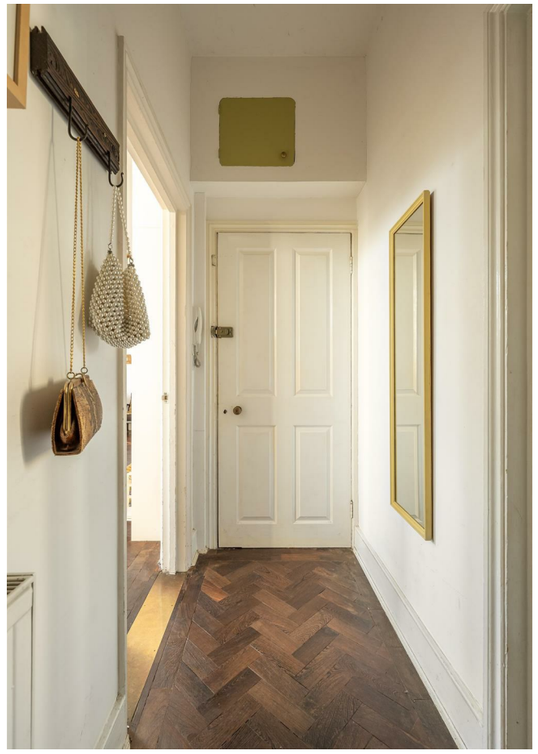
Offers In Excess Of £450,000 Leasehold
2 Bed Flat

Features:

- Two Bedroom Apartment
- Ground Floor
- Beautifully Presented
- Central Walthamstow Location
- Close to Walthamstow Village
- Chain Free

This beautifully presented two-bedroom apartment occupies the ground floor and makes an immediate impression. Period detailing sits comfortably alongside considered updates, giving the home depth and presence. The proportions throughout are pleasing, with an intuitive arrangement that gives the interior an assured, inviting quality. Set within Central Walthamstow, it enjoys close proximity to the cobbled streets, independent shops and cafés of Walthamstow Village, offering a lifestyle that blends everyday convenience with a rich local identity.

REQUEST A VIEWING
0203 397 9797



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IF YOU LIVED HERE...

Set behind a handsome period façade, the building immediately conveys warmth and quiet confidence, with brickwork and sash windows giving it a timeless presence on the street. Its balanced proportions and classic detailing feel settled and established, offering a sense of character that continues inside.
The hallway creates an immediate sense of arrival, with herringbone flooring underfoot introducing texture and a strong thread of continuity that carries through the home. At the heart of it all sits the kitchen, lounge and dining room, an inviting and expansive setting designed for gathering and unwinding, where the sense of openness draws you in from the outset. Windows frame leafy views and bring an uplifting feel throughout the day, while the layout naturally encourages long breakfasts, quiet evenings and easy hosting. The herringbone flooring continues seamlessly here, reinforcing cohesion and flow, with an overall atmosphere that is warm and expressive.
The main bedroom is a restful retreat with generous proportions and sash windows that add to its easy, settled quality, complemented by soft tones that enhance the room's relaxed character. A second bedroom is equally appealing, with a well-proportioned footprint and a tall window that draws in plenty of daylight, offering a flexible and welcoming arrangement. In the bathroom, a bath with overhead shower is paired with beautifully patterned tiling, bringing a design-led finish that feels considered and distinctive.
Just moments from Walthamstow Village, the surrounding streets feature charming cobbled lanes, independent favourites and a strong local identity. Berns & the Beans is well regarded for excellent coffee and brunches, while The Nag's Head draws locals for its friendly atmosphere, well-kept beers and popular beer garden. Creative energy comes from God's Own Junkyard, where iconic neon works sit alongside food trucks and craft beers, and Soho Theatre Walthamstow adds a varied programme of comedy and live performance. Nearby, Lloyd Park offers wide green lawns, cafés within the park, a weekend market and the William Morris Gallery, making it a natural hub for leisurely afternoons.

WHAT ELSE?

Walthamstow Central Station is an eight-minute walk away, providing access to the Victoria line for swift journeys into the City and West End, along with Overground services connecting across London. Walthamstow Queen's Road Station can be reached in thirteen minutes on foot, offering additional Overground links and flexibility for commuting or travelling further afield.

A WORD FROM THE OWNER...

"We have loved every moment spent in this flat. It is incredibly quiet and an oasis of calm from the city. Being in the heart of the village with all it has to offer has been a huge benefit, we'll really miss being able to walk up the quaint church path for a pint at the Nags!"

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