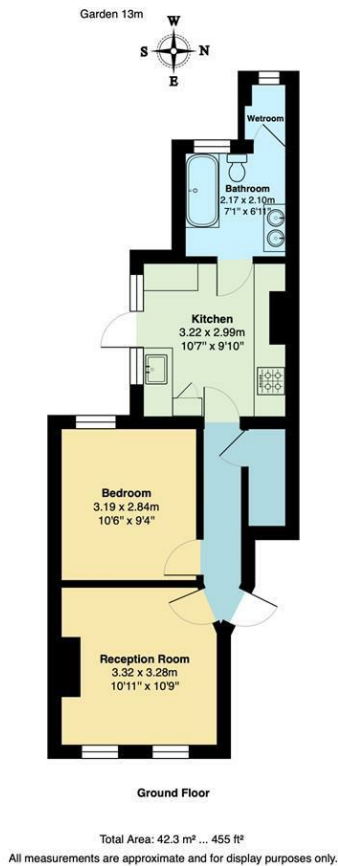




Reception
10'10" x 10'9"

Bedroom
10'5" x 9'3"

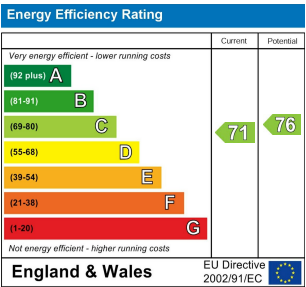
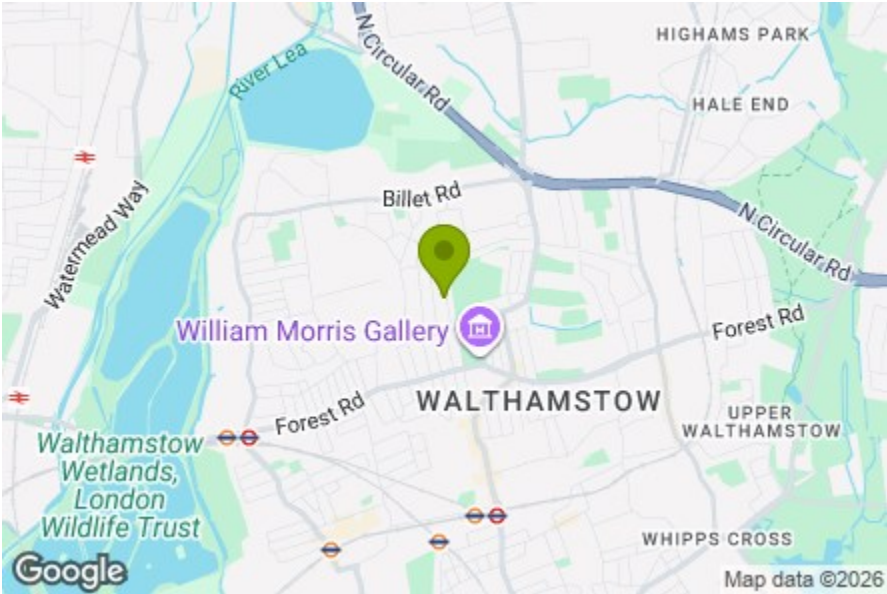
Kitchen
10'6" x 9'9"

Bathroom
7'1" x 6'10"

Bathroom
7'1" x 6'10"

Wetroom

Garden
42'7"



CARR ROAD, WALTHAMSTOW

Offers In Excess Of £395,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom
- Ground Floor
- Ex Warner Apartment
- Immaculately Presented
- Original Features Throughout
- Share of Rear Garden
- Moments from Lloyd Park
- Short Walk To Walthamstow Central

This ground floor one-bedroom ex-Warner apartment offers an appealing blend of period character and modern comfort. Immaculately presented throughout, it retains original features that highlight its heritage while creating a welcoming and stylish atmosphere. The home also benefits from direct access to a share of the rear garden, providing an outdoor retreat. Perfectly positioned moments from Lloyd Park and within walking distance of Walthamstow Central, it places green space and excellent connections right on the doorstep.

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IF YOU LIVED HERE...

Your new home presents an attractive period frontage, with warm brickwork and decorative arches that lend elegance and charm. A recessed doorway beneath a curved archway completes the inviting first impression. Inside, the hallway stretches the length of the home with wooden floorboards underfoot and crisp white walls keeping the space bright and uncluttered. A built-in cupboard provides useful storage while leading naturally into the living areas. Filled with daylight from tall sash windows, the reception room is softened by neutral tones. Timber floors and bespoke shelving add warmth and character, creating a versatile space that works as well for quiet evenings as it does for entertaining. Peaceful and restful, the bedroom benefits from a sash window that draws in plenty of brightness. Wooden flooring adds texture and complements the fresh palette, making it a simple yet inviting retreat. Towards the rear, the kitchen is a particularly appealing highlight, beautifully illuminated by a wall of glazing and a door that opens directly to the outdoor space. Soft-toned cabinetry sits in harmony with the rich patina of the timber floor, and the generous layout allows the room to feel both practical and comfortable. Glossy brick-style tiling in muted shades gives the bathroom a serene and refined atmosphere. A window enhances the sense of daylight, while an adjoining wet room offers a contemporary walk-in shower. Beyond the home, the shared garden stretches to an ample length with a paved

terrace and lawn framed by mature greenery, providing a leafy backdrop for relaxation and dining. Set within a lively corner of Walthamstow, the home is surrounded by green spaces, culture, and an ever-growing mix of independent spots to enjoy. Just a few minutes away lies Lloyd Park, home to the William Morris Gallery, tennis courts, and a much-loved weekend market that brings the community together. Nearby, Buhler and Co offers a relaxed setting for brunch, while The Bell remains a firm local favourite for drinks. For something different, the Soho Theatre has a base in Walthamstow, bringing comedy, theatre, and performance to the neighbourhood. A little further afield, the wide open landscapes of Walthamstow Wetlands, the characterful pubs and eateries of Walthamstow Village, and the Big Penny Social on the Walthamstow Beer Mile add even more to explore.

WHAT ELSE? Walthamstow Central is just over fifteen minutes away, offering swift connections across London via the Victoria line and Overground services. Numerous bus routes also serve the neighbourhood, linking you easily with surrounding areas such as Hackney, Leyton, and Stratford. With such strong transport links close at hand, the home is well placed for both commuting and exploring the wider city.



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 ASSISANT BRANCH MANAGER

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