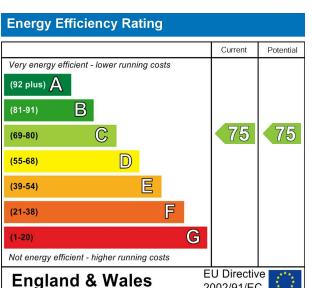
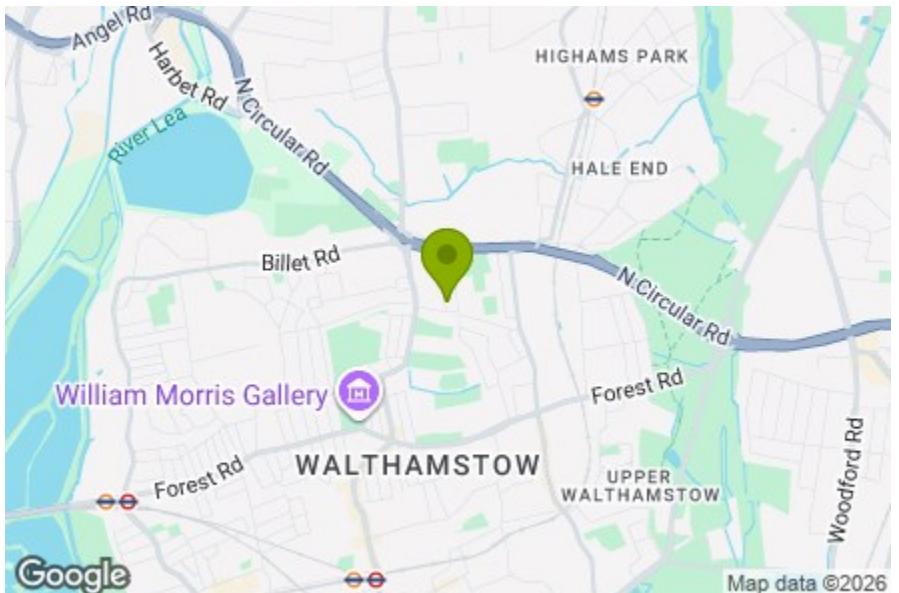


Reception Room
17'1" x 8'11"

Kitchen
10'8" x 4'10"

Bathroom
9'3" x 5'6"

Bedroom
14'11" x 15'2"



BERESFORD ROAD, WALTHAMSTOW

Offers In Excess Of £275,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Well Presented
- Short Walk to Lloyd Park
- Secure Gated Development
- Ideal for First Time Buyers

If you're a first-time buyer eyeing up Walthamstow — recently crowned by The Times as the best place to live and praised for being "diverse, vibrant, and cool without being frosty" — you'll know it's got plenty to offer. From lively cafés and independent shops to leafy parkland and handsome period homes, it's a neighbourhood that draws people in and makes them want to stay.

This beautifully presented one-bedroom flat sits on a quiet, well-regarded residential street, just a short walk from the much-loved Lloyd Park. With excellent transport links at Walthamstow Central just 15-minute walk away, you're effortlessly connected by overground and underground lines and loads of bus routes.

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IF YOU LIVED HERE...

Behind the secure gates of this low-rise building – designed to blend neatly with the surrounding Victorian homes – you'll find a bright and well-laid-out second-floor apartment offering 564 sq ft of light-filled living space on a quiet residential street.

Inside your front door, a short flight of stairs leads up past a window-lit landing, where a built-in storage cupboard makes clever use of space.

The open-plan reception/kitchen/diner is the showpiece. A bay window to the front floods the room with light, bouncing across oak chevron flooring that runs seamlessly through the space. The U-shaped kitchen makes a striking impression with midnight-blue cabinetry, thick wooden worktops, and a recessed Belfast sink beneath a Velux window. Another Velux in the reception area adds even more daylight.

The generous double bedroom spans the length of the apartment, with built-in storage that combines open hanging rails and cupboards. Dual-aspect windows – another bay to the front and a Velux opposite – keep it bright from morning to evening, with the east-facing aspect catching the first light of the day.

The bathroom features a full-sized bath with an overhead shower, perfect for both long soaks and quick refreshes. Sandy-toned wall tiles bring warmth, while the bold

chequerboard floor adds character. A Velux above the bath offers sky views and plenty of natural light.

Outside, there's residents' off-street parking, so you'll never be circling for a space, plus a dedicated secure external lock-up for tools, or whatever else you want to keep safe and out of the way.

WHAT ELSE?

- Located in one of the most desirable areas, this home is close to Lloyd Park and all its amenities. Whether it's a game on the tennis or basketball courts, a workout at the outdoor gym, a visit to the Saturday market, or a quiet stroll through the William Morris Gallery, there are plenty of options to suit everyone.
- Forest Road has the convenience of a range of shops, both local and national, while nearby Hoe Street is home to a vibrant mix of restaurants and bars.
- The area's transportation services are good, particularly Walthamstow Central Station, which runs an Overground and Victoria Line service delivering direct links to Central London and is just a 15-minute walk away.
- The A406 (North Circular) provides easy road access to Central and North London and is only 0.4 miles to the northeast of the property.



A WORD FROM THE OWNERS...

"We've absolutely loved living in this flat. The space is filled with natural light thanks to the many windows, creating a bright and uplifting environment all year round. Over the years, we've added touches that have made it even more enjoyable – a brand-new kitchen and beautiful wood flooring across the stairs, hall, lounge, and kitchen."

It's tucked away on a very quiet road, so there's a real sense of peace, yet we're close to amazing green spaces. We often cycle over to Epping Forest and Walthamstow Wetlands, enjoy picnics in Lloyd Park, and take evening strolls nearby – having our own private bike shed has made getting out and about so easy. Whether enjoying the sunshine streaming through the windows in summer or the cosy warmth in winter, this flat has been a truly happy home for us."

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