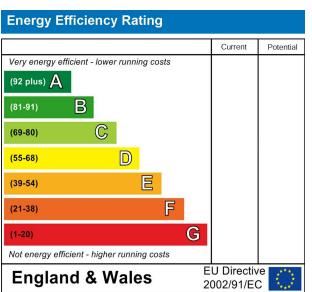


Total Area: 26.4 m<sup>2</sup> ... 284 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



## CARISBROOKE ROAD, WALTHAMSTOW

Offers In Excess Of £250,000 Leasehold  
null Bed Flat



### Features:

- Studio Flat
- Victorian Conversion
- Well Presented
- Separate Kitchen
- Communal Gardens
- Central Walthamstow Location

If you're looking for a first place that feels like a proper home rather than a box to tick, this ground-floor studio in St James is a good place to start. Set within a handsome Victorian conversion, it has a calm, well-kept feel and makes smart use of its 284 sq ft without trying too hard.

The layout keeps things feeling open, with a separate kitchen and access to generous communal gardens — a real bonus if you like a bit of outdoor space without the upkeep. Original features run through the flat, adding personality and a sense of age that newer builds often lack.

St James Street Overground is just moments away, making day-to-day travel easy, while the wide, open stretches of Walthamstow Wetlands are close enough for morning walks or weekend resets. It's a spot that works well for city life, but still lets you breathe.

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#### IF YOU LIVED HERE

You step straight into the main living space, and it immediately feels bright and well thought through. A bay window brings in plenty of light, while warm wooden flooring gives the room an easy, lived-in feel. The layout works hard without feeling forced - there's space for a sofa and a dining table, and neither has to fight for room.

A simple wooden ladder staircase leads up to the sleeping platform, creating a natural split between where you eat, relax and sleep, without boxing anything in or closing the space down.

A door off the living area leads to the separate kitchen. Set out as a neat galley, it's immaculately kept and makes the most of every inch. White wall and base units provide plenty of storage, paired with chunky wooden worktops that echo the flooring in the main room. Gun metal grey Metro tiles add a bit of edge, there's a gas hob for anyone who prefers cooking with flame, and a window bringing in natural light, small details that make daily use more enjoyable.

The bathroom sits quietly at the back, fitted with a clean white suite and a

glazed shower.

Beyond the flat, a large communal garden stretches out at the rear to almost 30 feet. With a paved patio, a central path and natural timber fencing, it's a surprisingly calm, tucked-away space - ideal for relaxed evenings, shared meals, or simply getting to know your neighbours.

#### WHAT ELSE

In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite. Walthamstow Market, the longest outdoor market in Europe, is just a short stroll away. Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching. Soho Theatre opened its first second outpost last year to great anticipation, a magnet for lovers of cutting-edge theatre and comedy. With excellent Overground connections at St James Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the Victoria Line at Walthamstow Central, you're never far from the action, whether locally or in central London.



#### A WORD FROM THE OWNER...

This flat has been a truly special home for me. The location is wonderful, just a short walk to great pubs and bars, and very close to the vibrant St James Street area, which I've loved exploring. The flat itself is cosy and full of character, and building the loft bed completely transformed the space, creating a comfortable dining area where I've enjoyed hosting friends for dinner. It's a welcoming, social flat that's been perfect for both relaxing and entertaining, and I've genuinely loved my time here.

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