



AUBREY ROAD, LONDON
£600,000 Leasehold
3 Bed Apartment

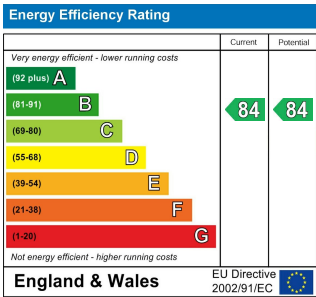


Features:

- Modern Split Level Apartment
- Three Bedrooms
- Arranged on Ground and First Floors
- Two En Suite Bedrooms
- Courtyard Garden plus Balcony
- Short Walk to Walthamstow Village
- Moments from Walthamstow Town Hall and Chestnuts Fields
- Close to Lloyd Park and William Morris Gallery
- Short bike ride to Walthamstow Wetlands

Set across two stylish levels, this modern three-bedroom apartment offers generous living in a well-connected corner of Walthamstow. With two ensuite bedrooms and private outdoor space that includes both a courtyard garden and a balcony, it's perfectly designed for comfort and ease. You're just a short stroll from the charm of Walthamstow Village, with Lloyd Park, Chestnuts Fields and the William Morris Gallery all close by. The green expanse of Walthamstow Wetlands is just a short cycle away, while Walthamstow Town Hall stands moments from your door. A versatile home in a location that brings everything within easy reach.

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IF YOU LIVED HERE...

This beautifully presented home unfolds across two levels, offering a harmonious blend of indoor comfort and outdoor living. On the ground floor, a wide entrance hall leads into a spacious open-plan kitchen, dining and reception area. Soft green cabinetry is paired with striking marble-style surfaces and fluted upper cupboards. Timber panelling beneath the staircase adds a stylish focal point, while full-height glazing and doors open onto a large south-east facing terrace.

Also on this level is a peaceful double bedroom with built-in shelving and direct access to the outdoor area, served by a modern ensuite. The shower room is finished in a contemporary mix of gloss marble-style tiles and soft grey vertical ceramics, framed in black for contrast.

Upstairs, the second bedroom enjoys use of the balcony and its own ensuite shower room, echoing the refined detailing found throughout. The third bedroom also opens directly onto the balcony and features generous proportions and plenty of light. Completing this floor is a full bathroom, with a deep bathtub set beneath a striking tiled feature wall and a rainfall shower above. Both bathrooms share the same monochrome palette and crisp finishes, creating a cohesive feel.

The paved terrace is enclosed by high fencing and brickwork, offering plenty of space for relaxing or hosting guests in complete privacy. Upstairs, the balcony, accessible from both bedrooms, offers an additional open-air retreat with composite decking and frosted glass screening.

Step outside and you'll find a vibrant neighbourhood rich in culture, green spaces and local favourites. Lloyd Park is just moments away, offering wide open lawns, a lively weekend market and the renowned William Morris Gallery, surrounded by gardens and mature trees. For a change of pace, make your way to Walthamstow Village, one of London's most characterful urban enclaves. Here, winding streets and pretty cottages set the scene for a thriving mix of independent shops, cosy cafes and destination dining. Enjoy a laid-back meal at Eat 17 or settle in at The Nags Head, a local institution known for its warm atmosphere and classic pub fare. The recently opened Soho Theatre brings a new creative energy to the area, while the Wood Street Indoor Market is a treasure trove of vintage goods and collectibles. Walthamstow Wetlands, Chestnut Fields and the handsome Town Hall grounds all add to the area's wide appeal.

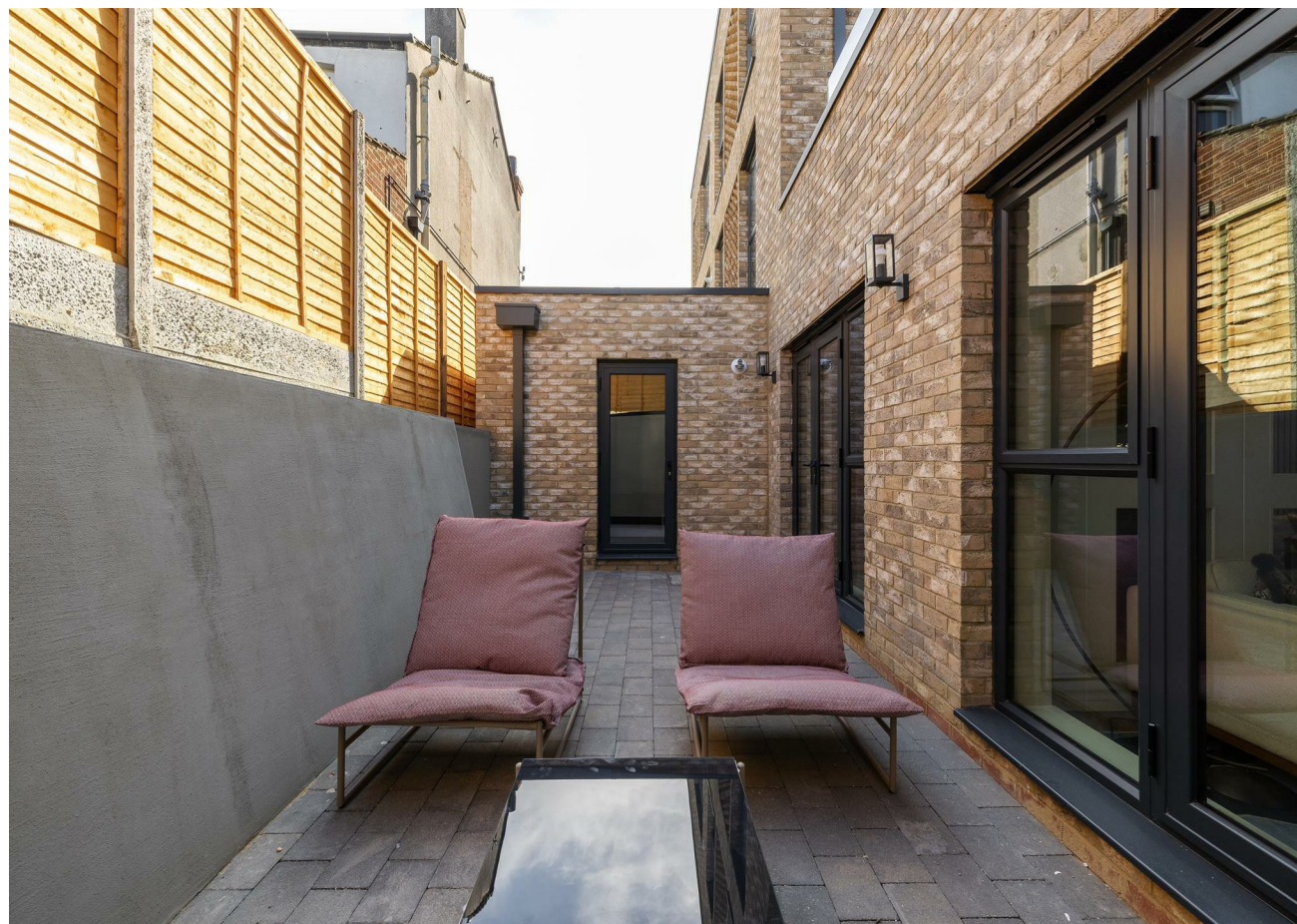


WHAT ELSE?

Walthamstow Central Station is within easy reach, offering fast connections via the Victoria Line and Overground, making commutes into central London swift and seamless. For additional Overground links, Walthamstow Queens Road is also nearby, opening up convenient routes across the city.

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Kitchen/Dining/Reception Room
19'2" x 20'3"

Bedroom
14'6" x 8'4"

Ensuite
6'9" x 7'8"

Terrace
10'2" x 22'8"

Bedroom
12'9" x 10'3"

Ensuite
6'9" x 7'8"

Bedroom
11'9" x 12'2"

Bathroom
6'11" x 6'2"

Balcony
5'6" x 19'5"

Entrance Hall
9'3" x 7'1"



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