

Reception Room  
10'9" x 10'5"

Bedroom  
10'9" x 10'4" 9'10"

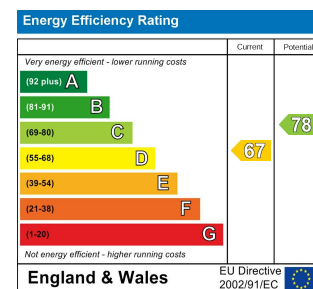
Kitchen  
7'10" x 7'10"

Bathroom  
8'2" x 7'10"

Storage

Bedroom  
11'1" x 10'9"

Garden  
36'1"



## THEYDON STREET, WALTHAMSTOW

Offers In Excess Of £465,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- Ex Warner Apartment
- Ground Floor
- Private Section Of Garden
- Original Features
- Walking Distance to Walthamstow Wetlands

A well proportioned two bedroom ground floor apartment, set on a quiet residential street in a much loved part of Walthamstow. This is an ex Warner home, placing you within easy reach of the wetlands, local cafés and green open spaces, while still being well connected for the city.

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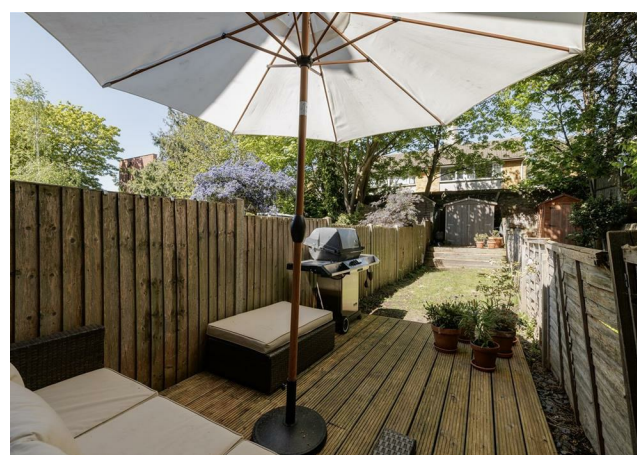
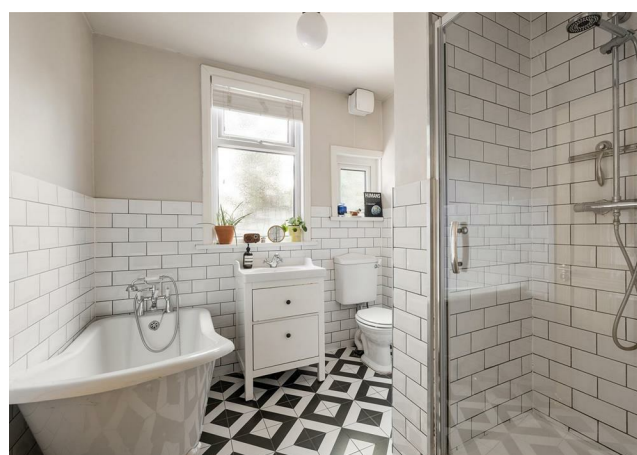
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### IF YOU LIVED HERE...

You'd step through your own front door into a thoughtfully arranged home laid out across a single level, with a natural flow between rooms. The reception at the front is bright and welcoming, with large windows drawing in plenty of natural light and a calm, neutral palette that lets the original features quietly shine through.

Both bedrooms are well balanced, offering flexible space for rest, work or guests. The kitchen sits centrally within the layout, with the bathroom just beyond and useful storage set off the hallway. From the kitchen, there's access out to your private section of garden, offering a peaceful spot for morning coffee or an evening unwind.

Throughout, there's a sense of character and ease, with those much loved Warner proportions and original features intact. It's a home that feels settled and comfortable from the outset, with everything in the right place.

### WHAT ELSE?

- Walthamstow Wetlands is within walking distance, offering miles of open space, walking trails and waterside views
- Blackhorse Road station is close by for the Victoria Line and Overground, keeping journeys into central London simple
- You're well placed for the independent cafés, bakeries and weekend energy around Blackhorse Lane and St James Street



### A WORD FROM THE OWNER...

"One of the things we have loved most about living here is the strong sense of community. We have been fortunate to have wonderful neighbours and have built close relationships, making this a welcoming and friendly place to live. The area feels family orientated and supportive, with a real community spirit. The house itself is well laid out, with well proportioned rooms and good ceiling height that create a bright and spacious feel throughout. The working wood burning stove makes the colder months especially cosy, while the generous bathroom with separate roll top bath and shower is practical for everyday living. The peaceful garden has been a favourite space to relax, entertain and enjoy some quiet time outdoors. The location offers easy access to nature, with Hackney Marshes, Walthamstow Wetlands and Epping Forest all nearby. Transport links are excellent, with Blackhorse Road Underground, St James Street Overground and Lea Bridge National Rail within easy reach."

There is also a fantastic independent scene, with favourite local spots including Weirdough, Beaten by a Whisker, Long and Short, Ola Wine Bar, Bar 56, Blondies, True Craft and Slow Burn. Orford Street, known locally as the village, is a real highlight and a great place to spend time on weekends."

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