



Reception
10'11" x 12'5"

Bedroom
8'11" x 11'0"

Bathroom

Kitchen/Diner
9'2" x 16'6"

Garden
20'9" x 15'3"

Total Area: 41.8 m² ... 450 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	75
	EU Directive 2002/91/EC	



BELMONT PARK ROAD, LEYTON

Offers In Excess Of £375,000 Share of Freehold
1 Bed Apartment - Conversion



Features:

- One Bedroom
- Beautifully Presented
- Some Original Features
- Private Garden
- Walking distance to Leyton Midland Road
- Close Proximity to Walthamstow Central

This one-bedroom home combines comfort with style, offering a thoughtfully presented interior enhanced by touches of its original period features. Designed to feel both inviting and practical, it provides well-balanced living space that flows with ease. Beyond the interiors, a private garden extends the sense of calm, creating an outdoor retreat for relaxation or entertaining. With Leyton Midland Road within walking distance and Walthamstow Central also close by, connections across London are straightforward and convenient.

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IF YOU LIVED HERE...

You're greeted by a traditional Victorian frontage, with warm brickwork, gentle detailing and signature bay windows. A classic front door set within a simple entranceway adds to the sense of period character.

Inside, the front door opens directly into a generous reception room where a bay window allows light to cascade across the polished wooden flooring. The proportions create a space that feels both welcoming and versatile, equally suited to peaceful evenings or lively gatherings with friends. From here, a corridor leads deeper into the home, its elongated design enhanced by the continuation of wood flooring. Recessed areas beneath the stairs lend themselves well to storage or display, adding a useful touch without disturbing the flow.

The bedroom sits peacefully off this corridor, with soft-toned walls and a large window that brightens the space. Its simplicity and natural warmth create a restful retreat. The bathroom, positioned nearby, is neatly tiled from floor to ceiling, with a frosted window ushering in light. A neutral palette paired with warm-toned flooring creates a gentle, harmonious feel, making it a calm and practical space.

At the rear lies the kitchen/diner, the heart of the home, where gentle wall colours and timber flooring combine to create a soothing atmosphere. Full-height glazed doors

fold open to the garden, blurring the line between indoors and out. Beyond, the garden provides a private haven with a broad decked terrace, mature greenery and a timber shed, forming a tranquil space for outdoor dining, entertaining, or unwinding in the open air.

Just 5 minutes from your door, Bromleys Café and Deli is a much-loved local for coffee, brunch, and freshly baked treats. For a livelier evening, Leyton Calling brings colour and energy with its tropical cocktails in a vibrant setting. Around 15 minutes away, Walthamstow Village offers a charming contrast, with its winding lanes, historic cottages, and an enviable choice of places to eat and drink. The Castle pub serves hearty fare in a welcoming setting, while Eat17 is known for its inventive menu and boutique-style food store. A little further on, Walthamstow Central provides a bustling mix of shops and cafés, while Leyton Jubilee Park brings wide open green space for walks and recreation.

WHAT ELSE?

Travel connections are convenient, with Leyton Midland Road Station around 10 minutes away, linking you quickly across North and East London. For wider access, including Underground services on the Victoria line and mainline trains into the city, Walthamstow Central Station is a little over 15 minutes away. Together, they provide excellent options for commuting or exploring the capital with ease.



A WORD FROM THE OWNERS...

"We have loved being so close to Hollow Ponds and walk there year round. It's also been so lovely being 10 minutes away from Walthamstow Village to go for lunch or a quick coffee. During the warmer months we're constantly out in the garden - it's perfect for a bbq! It's near to some lovely nature walks as well as being near to Walthamstow Village and midland Road where there are so many lovely restaurants and cafes. The road is lovely and quiet also."

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