



IF YOU LIVED HERE...

This handsome brick-fronted Victorian home pairs timeless character with subtle modern touches. The inviting arched doorway and elegant bay window create a graceful first impression, while the contrast of warm red brick and pale upper brickwork highlights the home's classic heritage. A neat tiled path completes a classic and well-balanced frontage.

Inside, the layout unfolds with a sense of light and flow. The reception room offers generous proportions, wood-effect flooring, and neutral tones softened by grey detailing. A built-in cupboard adds convenience, while wide glazing and a door to the garden invite natural light throughout the space. The adjoining kitchen continues the calm aesthetic, with warm finishes and a tiled splashback adding texture and depth to the contemporary design. It's perfectly suited for everyday living and easy entertaining.

Both bedrooms are bright and welcoming. The front double room benefits from a bay window and an exposed brick chimney breast, bringing warmth and distinctive period appeal to the space. The second bedroom mirrors the home's soft palette, enhanced by a large window and built-in cupboard offering useful storage. The bathroom, finished in soothing grey tones, features a corner bath with an overhead shower and twin windows that fill the space with natural light, creating a fresh and tranquil retreat.

At the rear, the private garden features a raised decked terrace leading to a neatly kept lawn, offering an appealing space for al fresco dining, quiet relaxation, or easy planting opportunities to make it your own.

Situated in a lively pocket of Walthamstow, the home is close to many of the area's most characterful spots. A short walk brings you to Walthamstow Village, where cobbled streets lead to independent boutiques, cosy cafés like The Bern's & the Beans, and welcoming pubs such as The Nags Head — all radiating the area's trademark charm. A little further on, Gods Own Junkyard dazzles with neon art, craft beer, and an ever-changing mix of pop-up bars and street food vendors set among its colourful displays. Head the other way and you'll find the aroma of baked treats at Weirdough Bakery and the vibrant community hub of CRATE St James Street. For green space, St James Park offers a peaceful escape, while the newly opened Soho Theatre brings culture even closer to home.

WHAT ELSE?

Transport links are excellent, with Walthamstow Central around ten minutes away, offering both the Victoria Line and Overground services for swift connections across London. Walthamstow Queen's Road Station is a mere four-minute stroll, providing convenient Overground access, while St James Street Station can be reached in around fifteen minutes. Together, they provide excellent connections across the city and beyond, making commuting and weekend exploring effortlessly straightforward.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all."

WILLIAM JACKSON
E17 ASSISANT BRANCH MANAGER

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