

Total Area: 60.5 m<sup>2</sup> ... 652 ft<sup>2</sup>  
All measurements are approximate and for display purposes only.

Reception Room  
15'6" x 13'6"

Bedroom  
10'10" x 9'10"

Bathroom  
10'4" x 6'10"

Kitchen / Diner



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## WOOD STREET, WALTHAMSTOW

Offers In Excess Of £399,995 Leasehold  
1 Bed Flat



### Features:

- One Bedroom
- Victorian First Floor Flat
- Beautifully Presented
- Kitchen Diner
- Stripped Wooden Floors
- Close to Wood Street Station

On the first floor, this immaculately presented one-bedroom period conversion enjoys a prime setting in the vibrant Wood Street area, close to the charm of Walthamstow Village. Beautifully blending Victorian character with elegant contemporary design, it offers a light-filled living space perfectly attuned to modern lifestyles.

Wood Street Station is just a six-minute stroll away, ensuring swift connections into Central London, but the direct neighbourhood is bursting with perks — from popular cafés and independent stores to leafy green spaces and everyday conveniences.

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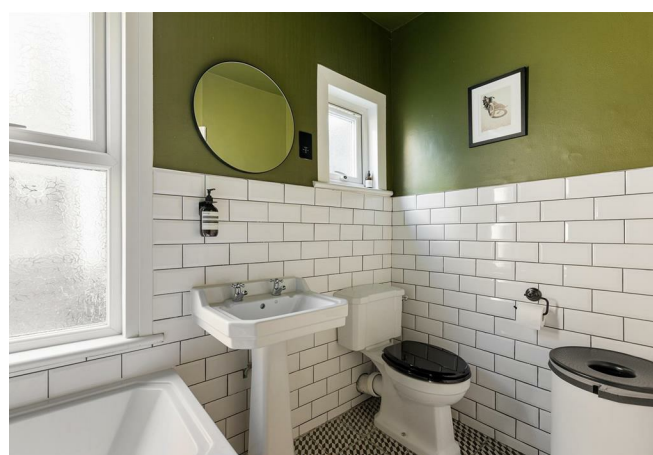
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IF YOU LIVED HERE...

Tucked away on the first floor behind a timeless period façade, this 652 sq ft apartment offers immaculate style. The reception room has been thoughtfully designed, featuring bespoke carpentry, pristine décor, timber flooring, ornate beading, and a striking fireplace surround – all bathed in natural light from generously sized windows.

The bedroom is a true double, finished to the same high standard. The dine-in kitchen perfectly balances period charm and modern practicality, with metro brick tiling, timber worktops, a double cooker, butler sink, and shaker-style cabinetry. Completing the home, the elegant bathroom showcases vintage-inspired fittings and a tasteful olive-green palette, beautifully offset by white tiling.

Outside, you've got plenty to explore in the local area, including the brilliantly eclectic Wood Street, where you'll find everything from the Luke's Cider Tap in the indoor market to the award-winning Chocolatine bakery. At the Ravenswood Industrial Estate you've got more quirky but creative gems, such as the ever-popular God's Own Junkyard, as well as Malt Haus, Pillars Brewery

and Mother's Ruin. Nearby, Walthamstow Village is packed with ancient history, as well as an eclectic mix of independent shops, cafes, restaurants, pubs and stores.

If you need to escape further afield, you'll be pleased to know that you're only six minutes on foot from Wood Street station, where you can nip to Liverpool Street in 20 minutes on the Weaver Overground. You can change one stop down the line at Walthamstow Central for the Victoria line (or just walk there in 24 mins).

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Lloyd Park, which houses the William Morris Gallery, is 1.3 miles away, Fellowship Square, with its impressive fountains, is even closer, while Hollow Ponds, at the cusp of Epping Forest, is around ten minutes south-east.
- Head to Walthamstow Central for Europe's longest market, which runs along Walthamstow High Street, as well 17&Central shopping centre and the multiscreen Forest cinema.
- New local? You can't go wrong with the Lord Raglan, a traditional boozier with a great selection of food and drinks. Head to Lambs Cafe for a hearty full English or Greek breakfast.



A WORD FROM THE OWNER..

"We've really loved this flat. It's in an amazing location, with easy access to the village and Wood Street Overground, which takes you to Hackney and Shoreditch. We also have very easy access to Epping Forest, where we've enjoyed Sunday walks and visits to village pubs. Our favourite coffee spots are Dudley's and Wood Street Bakery, and we occasionally treat ourselves to bread and pastries from Chocolatine. We enjoy eating out at Arte Pasta, Ruff's Bistro, and Lacy Nook. We really love the layout of the flat and have enjoyed the generous space in the living room and kitchen. We'll be sad to leave, as we've truly made this our home over the last few years."

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