

Total Area: 88.1 m² ... 948 ft² (excluding loft)
All measurements are approximate and for display purposes only

Reception Room
15'11" x 15'9"

Kitchen
12'7" x 9'0"

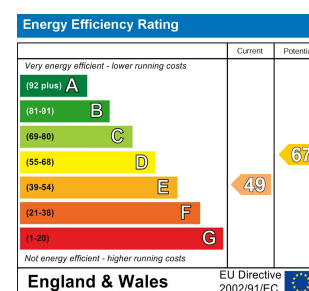
Bathroom

Bedroom
11'8" x 10'3"

Bedroom
10'9" x 10'2"

Bedroom
10'0" x 7'1"

Loft
26'1" x 16'0"



WEST AVENUE ROAD, WALTHAMSTOW

Offers In Excess Of £600,000 Leasehold 3 Bed Apartment



Features:

- Three Bedroom Apartment
- Situated over Two Floors
- Spacious Open Plan Living Kitchen Space
- Approx 948 sq ft
- Chain free
- Short Walk To Walthamstow Village
- Walthamstow Central Location

A spacious three bedroom apartment in a central Walthamstow setting, arranged over two floors and offered chain free. With around 948 square feet of living space, an open-plan reception and kitchen, and Walthamstow Village a short walk away, it's a brilliantly placed home with plenty of room to settle into.

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IF YOU LIVED HERE...

The first floor is centred around a generous open-plan reception and kitchen, creating a sociable main living space with room to relax, cook and dine. The kitchen sits neatly within the room, leaving the reception area feeling open and flexible. Continue along the hallway and you'll find the family bathroom, complete with both a bath and separate shower, followed by the first of the three bedrooms at the rear.

Head upstairs and there are two further bedrooms, both set away from the main living areas below. The larger bedroom sits at the rear, while the second is positioned alongside. Also on this level is a particularly generous loft space, providing a substantial additional area beyond the stated internal square footage. With the bedrooms split between the two floors and the living space kept separate, the layout offers plenty of flexibility for everyday life.

WHAT ELSE?...

- Walthamstow Village is a short walk away, where Orford Road is home to a great collection of independent cafés, restaurants and pubs, including The Castle and Queen's Arms.
- Walthamstow Central puts both Victoria line and Weaver line services within easy reach, while the High Street brings together everyday shopping, places to eat and the nearby Forest Cinema.
- For time outdoors, Lloyd Park is close by, with landscaped gardens, open green space and the William Morris Gallery, while Walthamstow Wetlands offers a much broader escape further north.



A WORD FROM THE OWNER...

"It's such a bright and airy apartment, with lots of space and original features. Staying in doors on sunny days was genuinely appreciated and felt like a privilege. Walking up with the sun streaming through the lounge windows in the morning whilst preparing morning coffees, and then setting on the bedrooms at the back of the house at the end of the day, it felt so calm. A true oasis in London. The light was just beautiful. The street is quiet and it's barely a minute's walk in all directions to the best Walthamstow has to offer. The house is located at the village with its pubs, shops, and restaurants, whilst almost in a direct line of sight with Walthamstow Central Station, and equally close to Soho Theatre and Hoe Street Market. The location couldn't be better positioned to get the best ease of everything. We would have loved to have extended the space into the roof with a huge loft conversion, the space has a lot to add to the already large living area, but we'll leave that to the new owners. Honestly, we're sad to be selling it, but we haven't lived there for 10 years, and in that time it's been permanently let to tenants achieving £2500 p/month. We wish all the best to the new owners of this beautiful home. "

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