



RECTORY ROAD, WALTHAMSTOW

Offers In Excess Of £625,000 Leasehold 3 Bed Apartment



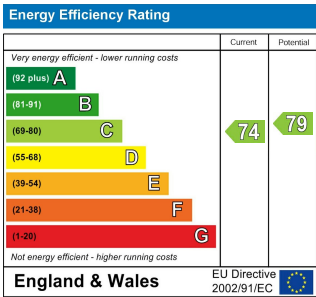
Features:

- Three Double Bedrooms
- Victorian First Floor Apartment
- Arranged Over Two Floors
- Beautifully Presented
- Balcony
- Over 1000 Sq Ft.
- Attic Space Accessible From Hallway
- Short Walk to Walthamstow Central Station
- Walthamstow Village Borders

A sophisticated and perfectly presented three bedroom apartment situated on the first floor of a Victorian terrace. Spanning over 1000 square feet of lovingly curated space, you're just moments away from our charming, beloved Village.

Walthamstow Central station is just a nine minute walk away, with direct Overground jaunts to Liverpool Street taking just eighteen minutes and Victoria line services to the West End twenty.

REQUEST A VIEWING
0203 397 9797



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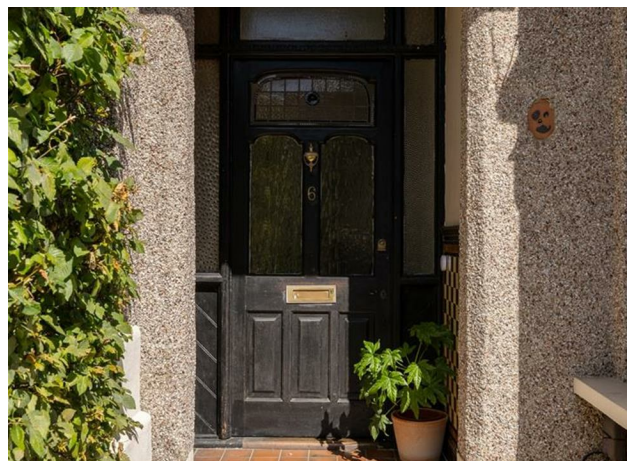
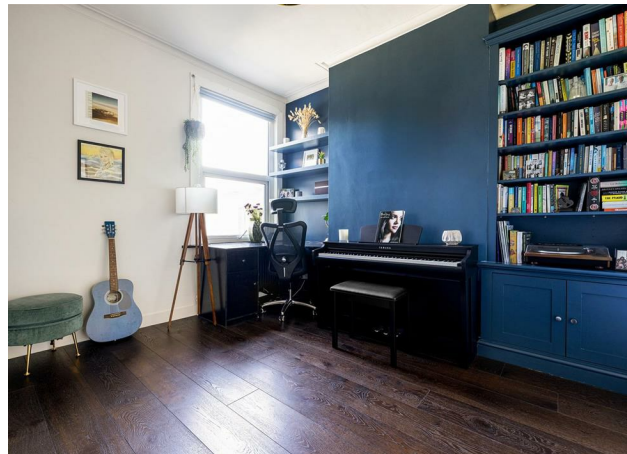
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IF YOU LIVED HERE...?

Exceptional style is the signature here, with every designer detail shining, from the carefully chosen colour scheme and hardware to the expansive windows and a wealth of natural light. This is very much in evidence as you enter the bright, front facing reception room, finished in silver grey with classic crown moulding and warm hardwood floors. An original brick hearth with a log burner adds period charm, and there's a modest balcony with street views. Down the hall, the kitchen features charcoal cabinets, integrated appliances, and soft grey hardwood flooring, all beautifully complemented by a brass tap, white counters, and a white metro tile splashback.?

Adjacent to the kitchen, your bathroom is flawlessly finished in striking black and white, with vintage hexagonal tiles underfoot, white metro wall tiles and a sumptuous, freestanding tub and retro shower head. You have two equally sized bedrooms mirroring the reception's style, one with a navy accent wall, and floor to ceiling wardrobes. The peaceful converted loft is skylit with ivory walls, soft carpeting, and pendant lighting. There's also an en suite with modern marble style tiles, brass hardware, an on-trend forest

green vanity, and a spacious shower cubicle with a rainfall shower head.?

Out the front door and, as mentioned, you're less than ten minutes' walk from the Village. Wine and dine at beloved spots such as modern British bistro Eat 17, the Village Pub and Orford Road Tapas. Head west, and you're on Hoe Street, the perfect spot for coffee and baked goods, from Today Bread and Buhler and Co, to Haven Coffee and L'Hirondelle. Lloyd Park is also just ten minutes away. Enjoy Saturdays at the farmer's market, wandering the manicured gardens and perusing the William Morris Gallery.

WHAT ELSE?

- Parents will be pleased to know that within a one mile radius, there are four schools rated 'Outstanding', by Ofsted.
- Keep fit at East of Eden, a popular fitness centre for Pilates, indoor cycling, barre, and yoga, just eight minutes away.
- For every necessary nightcap, The Nags Head, a quirky pub dating back to the seventeenth century, is just five minutes away.



A WORD FROM THE OWNER...

"We have absolutely adored our time living on Rectory Road! We have poured our hearts into developing the flat over the years, taking care to create a real haven which we're sad to leave behind, The flat is beautifully spacious and gets a huge amount of natural light. it's been a joy to live here and stroll to East of Eden for yoga and pilates or to Orford Road less than 5 mins away. The community here are so vibrant and friendly, with a yearly street party and residents association. We hope new owners find the same joy we have had in living here."

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Reception Room
17'5" x 14'7"

Bedroom
12'1" x 11'1"

Bedroom
11'5" x 12'0"

Bedroom
10'11" x 14'7"

Kitchen
8'7" x 11'1"

Ensuite
3'10" x 7'5"

Bathroom
8'7" x 5'1"



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