

Reception Room  
18'10" x 13'1"

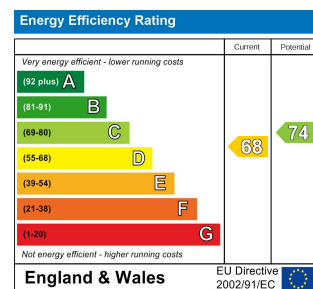
Bedroom  
12'5" x 10'6"

Kitchen / Breakfast Room  
13'11" x 8'1"

Bathroom  
10'4" x 4'6"

Loft Room  
16'11" x 9'3"

Garden  
49'2"



## PENDLESTONE ROAD, WALTHAMSTOW Offers In Excess Of £470,000 Share of Freehold 1 Bed Flat



### Features:

- Walthamstow Village Location
- Share of Freehold
- First Floor Flat
- One Bedroom
- Additional Loft Room
- Private Rear Garden
- No Chain

This beautifully presented one-bedroom Victorian home offers 638 sq ft of light-filled, comfortable living across the first floor, with the added benefit of a converted loft space and a private balcony leading to your own outdoor area to enjoy. Tucked away on a quiet street in the highly sought-after Walthamstow Village, the property is just an eight-minute walk from Walthamstow Central, providing swift access to the Victoria line and Overground services. Perfectly positioned to enjoy the area's vibrant food scene, independent shops and nearby green spaces, it's no surprise Walthamstow Village remains so popular. The property is also offered with a share of freehold, providing added peace of mind.

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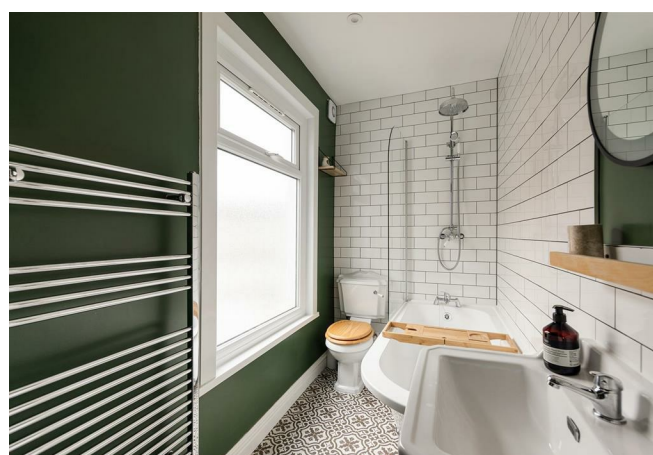
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#### IF YOU LIVED HERE...

From the moment you arrive, this home carries a quiet confidence. With its elegant covered portico, beautifully maintained white brickwork and smartly tiled front path, it's clear this is a property that has been carefully loved. Inside, a striking wooden staircase leads you to the first floor where the main living spaces unfold. The reception room is instantly inviting, filled with natural light from a bright bay window and finished with a continuation of original wooden flooring, warm cappuccino-toned walls and crisp white coving. Built-in shelving flanks the chimney breast, perfect for books or treasured objects, while the generous proportions easily accommodate both a comfortable seating area and a dining table, making it a room you'll truly enjoy spending time in. Set just behind, the well-proportioned double bedroom is a calm retreat. Softly carpeted and featuring a south-facing window, it's a tranquil space to unwind at the end of the day or wake gently to the morning light. The bathroom is equally stylish, with floor-to-ceiling classic metro tiling, a deep moss-green decor providing contrast to the white suite with bath and overhead shower. Wooden accents and vintage-patterned floor tiles add warmth and character. The kitchen is designed for easygoing meals and good conversation. White shaker-style cabinetry and a metro-tiled splash back sit beautifully against thick wooden worktops, with a pleasant outlook towards the garden and adjustable lighting to suit everything from bright mornings to cosy evenings.

A teal-painted staircase leads up to the converted loft space, where twin Velux windows flood the room with natural light. Complete with a built-in storage cupboard, this wonderfully versatile area works perfectly as a home office, creative studio or occasional guest space. Outside, a wooden-decked balcony provides the ideal spot for a café table and chairs and relaxed morning coffee or an evening glass of wine, before steps lead down to your private rear garden. South-facing and a true sun trap, the garden is paved with low-maintenance sandstone and offers plenty of potential; simply add planters or greenery to suit your mood. It's an ideal setting for long summer lunches or relaxed evenings with friends.

#### WHAT ELSE?

Conveniently located a stroll from Walthamstow Central Tube Station, making residents incredibly well connected with the London Underground, National Rail and bus services. Liverpool Street is just 15 minutes on the overground, King's Cross St Pancras is 14 mins and Oxford Circus is just 20 minutes away on the Victoria Line, and since it's the start of the line, you'll always find a seat. Nature lovers will enjoy exploring Walthamstow Wetlands, Europe's largest urban nature reserve, just a short bike ride or bus away. Lloyd Park offers an outdoor gym, tennis courts, scenic picnic spots, and the renowned William Morris Gallery, perfect for art lovers.



#### 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 ASSISTANT BRANCH MANAGER

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