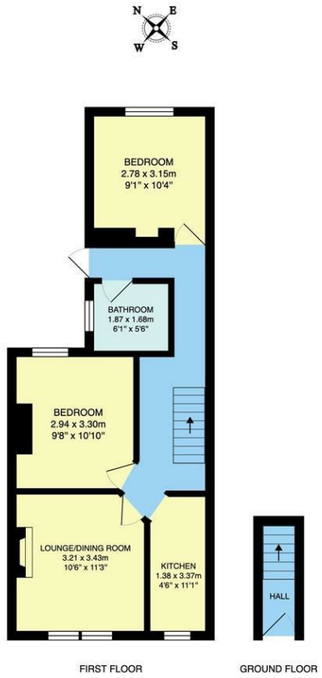


Total Area: 51.8 m² ... 557 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Lounge/ Dining Room
10'6" x 11'3"

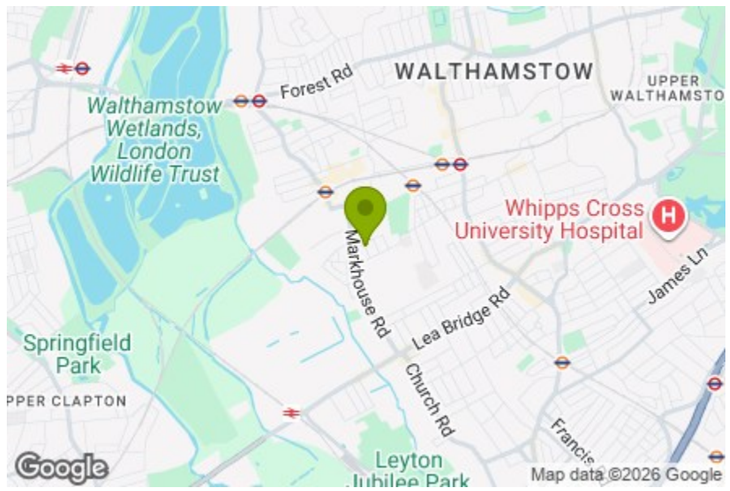
Kitchen
4'6" x 11'0"

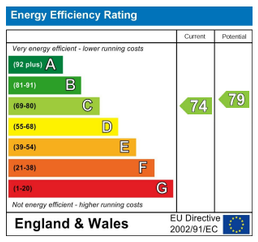
Bedroom
9'7" x 10'9"

Bedroom
9'1" x 10'4"

Bathroom
6'1" x 5'6"

Garden
55'11" x 17'8"





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CALLIS ROAD, WALTHAMSTOW

Offers In Excess Of £440,000 Leasehold
2 Bed Maisonette

Features:

- Two Bedrooms
- First Floor
- Own Section of Garden
- Well Presented
- Short walk to St James Street Station
- Close proximity to Walthamstow Wetlands

A bright and beautifully presented two bedroom first floor maisonette, set on a quiet residential street in a well loved pocket of Walthamstow. With your own section of rear garden and generous proportions throughout, this is a home that feels easy to settle into from the outset.

You're a short walk from St James Street station, keeping Liverpool Street and the City within simple reach. In the other direction, the open landscapes of Walthamstow Wetlands and the surrounding marshes offer space to walk, cycle and slow the pace. It is a setting that balances calm residential streets with some of East London's most characterful destinations.

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IF YOU LIVED HERE.....

Step up to the first floor and into a thoughtfully arranged layout unfolding across one level. The living room is light filled and welcoming, with well judged proportions and a calm, neutral palette that enhances the sense of space. It is a room designed for both quiet evenings and easy entertaining.

The kitchen is neatly presented and practical, with generous storage and worktop space to make day to day living feel effortless. Everything has been carefully maintained and finished to a high standard, so you can move straight in and feel at home from the start.

Both bedrooms are comfortable doubles, softly finished and versatile enough to adapt to changing needs, whether that means working from home or hosting friends. To the rear, your own section of garden provides private outdoor space, ready for morning coffee, a little planting or relaxed summer evenings.

WHAT ELSE?

- Enjoy South American dining inside a restored 1967 Victoria line carriage at Supperclub.tube, set within the Walthamstow Pumphouse Museum, just around the corner.
- Pick up freshly roasted coffee from Long & Short Coffee and warm bread or pizza from The Italian Bakery, both close by.
- Drivers can reach the North Circular Road in around ten minutes, offering straightforward routes across London and beyond.



A WORD FROM THE OWNER....

"Callis Road is a happy home. The street is quiet with a real community feel. The local area has it all, Beaten by a Whisker for a coffee, St James Park for a walk, and great transport links. The property gets lovely natural light throughout the day. But what I'll miss most is the shared garden in summer, it really comes into its own and is a brilliant spot for a barbecue with friends.:

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