

Reception Room  
14'10" x 12'9"

Bedroom  
9'4" x 10'10"

Kitchen  
8'11" x 11'3"

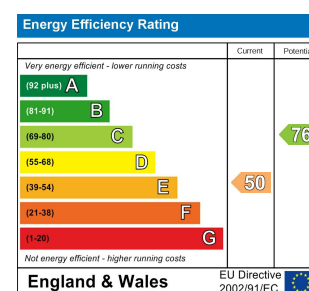
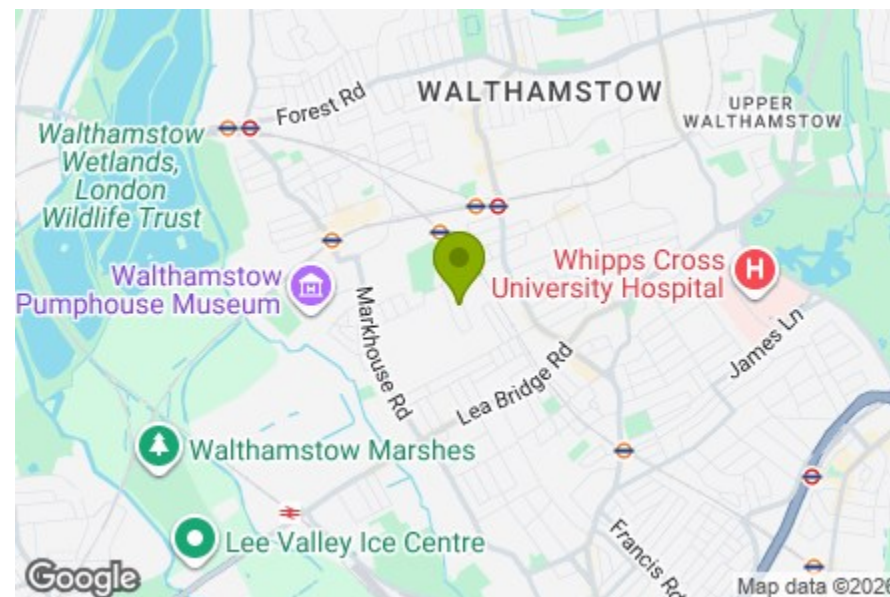
Downstairs WC

Bedroom  
8'3" x 10'5"

Bathroom  
8'4" x 4'10"

Bedroom  
12'10" x 10'4"

Eaves Storage



## LANSDOWNE ROAD, WALTHAMSTOW

Offers In Excess Of £550,000 Share of Freehold  
3 Bed Apartment - Conversion



### Features:

- Three Bedrooms
- Set Within A Converted House
- First Floor Flat
- Recently Extended & Renovated
- Bathroom Plus WC
- Bespoke Cabinetry
- Share of Freehold
- Close to Walthamstow Central Station

A beautifully considered three-bedroom flat, set across the first and second floors of a handsome converted house on a well-placed Walthamstow turning. Recently extended and renovated, this share-of-freehold home pairs calm, neutral interiors with thoughtful details, including bespoke cabinetry, a sleek kitchen, a bathroom plus separate WC, and 839 square feet of well-arranged living space.

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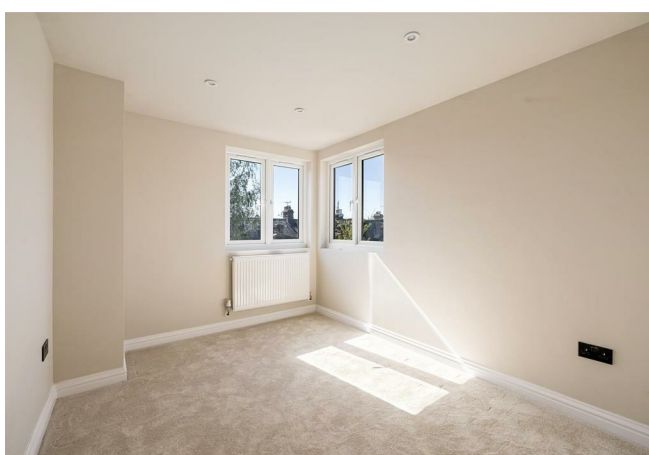
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**IF YOU LIVED HERE...**

Your front door opens at ground level, with stairs rising to a bright first-floor landing. The reception room sits to the front, where a wide bay window brings in plenty of natural light, while the bespoke fitted cabinetry adds a quietly elegant, practical touch. To the rear, the kitchen has a clean, contemporary finish, with slimline units, integrated appliances, herringbone-style flooring and a handy separate WC tucked alongside.

Also on this level is a well-proportioned bedroom, ideal as a peaceful guest room, nursery or work-from-home space. Upstairs, the recent extension has created two further bedrooms and a beautifully finished bathroom, with skylights drawing light into the upper rooms and useful eaves storage making everyday life feel that little bit easier.

Beyond your front door, you'll be well placed for the best of Walthamstow. Walthamstow Central is close by for swift Victoria line and Overground connections, while the High Street, Lloyd

Park, Walthamstow Village and a growing collection of independent coffee spots, pubs and restaurants are all within easy reach. A calm, stylish home with plenty of room to settle in.

**WHAT ELSE?**

Out and about, you're perfectly placed to enjoy one of Walthamstow's most loved pockets. A short walk takes you to Walthamstow Central, where the Victoria line and Overground keep things well connected, whether you're heading into the City or across East London. The High Street is close at hand too, with Europe's longest outdoor market bringing a lively rhythm to the week, alongside a growing mix of independent shops and everyday essentials.



**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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