



Bedroom
12'5" x 11'1"

Kitchen / Reception Room
18'11" x 13'9"

Bedroom
14'5" x 8'10"

Ensuite

Bathroom
6'0" x 5'11"

Total Area: 61.8 m² ... 665 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



STAINFORTH ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Huge Lounge
- Chain Free
- Two bathrooms
- Communal Gardens
- Moments From Walthamstow Central
- Close to Village
- Share of Freehold - Transferred Once The Final Flat In The Block Is Sold

Tucked between the charm of Walthamstow Village and the everyday buzz of Hoe Street, this smart two-bedroom, two-bathroom home puts you right where you want to be. Orford Road's cafés, independents and pubs are a short wander away, while everything else is even closer. Set on the second floor of a well-kept, low-rise purpose-built block, the apartment has 665 sq ft of well-proportioned living space. There's also access to a quiet communal garden at the rear, a welcome escape from the pace of the high street. Walthamstow Central and Walthamstow Queen's Road stations are both nearby, making trips on the Victoria line or Overground into Liverpool Street straightforward. Chain-free and ready to move into, it's an easy next step.

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REQUEST A VIEWING
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IF YOU LIVED HERE...

With its smart, brick façade framed by steel and glass, this building makes an immediate statement between the Victorian terraces on either side. Part of a low-rise, purpose-built block on a quiet residential street just moments from the high street, it offers both a rare balance of calm at home and energy on your doorstep.

Step inside and you'll find a well-placed bathroom immediately to the left. Finished with a classic white suite, bath with shower overhead, heated towel rail and recessed spotlights, the brown stratified tiling adds warmth and an organic, spa-like feel. A useful hallway cupboard nearby keeps coats and shoes neatly out of sight.

Both bedrooms are well proportioned doubles. The first sits to the right and is west-facing, catching the light well into the evening. The second is slightly larger, stretching to 14 feet, with a striking band of three windows that draw in the first light of the day. Just off this room is a roomy ensuite shower room, finished in the same considered style as the main bathroom.

The open-plan kitchen and reception room is a bright, sociable space, benefiting from a double aspect that brings in light from both sides. The kitchen is set in an L-shape at the rear, with high-gloss cabinetry giving a clean, contemporary feel. Integrated appliances and a built-in oven keep everything streamlined, while white worktops

provide ample prep space and a gas hob offers precise control for everyday cooking.

There's plenty of room here for both dining and lounging, making it a natural hub for day-to-day living or entertaining friends.

To the rear, residents can enjoy a peaceful communal garden - an easy place to step outside or get to know the neighbours. A neatly kept lawn and generous patio are framed by natural timber fencing and mature hedging, creating a quiet, sheltered spot away from the street.

WHAT ELSE?

Walthamstow Central is incredibly well connected with the London Underground, National Rail and bus services all within a 15-minute walk. 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.

After a big refurbishment, Soho Theatre Walthamstow provides 900 seat capacity to enjoying cutting edge theatre and comedy.

Walthamstow High Street and famous street market - the longest in Europe is within easy reach, and with Hoe Street close by, you'll find amazing restaurants, tons of history and some of the best pubs in East London to help convince you, too.

Walthamstow Wetlands, covering 500 acres and Europe's largest urban nature reserve, is the perfect place to escape the city.



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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