

Reception Room
12'7" x 11'5"

Bedroom
10'9" x 9'3"

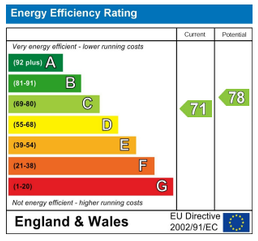
Bathroom
6'8" x 5'2"

Kitchen
7'10" x 6'7"

Bedroom
10'8" x 9'6"

Garden
26'2"





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HAZELWOOD ROAD, WALTHAMSTOW

Offers In Excess Of £475,000 Leasehold

2 Bed Flat

Features:

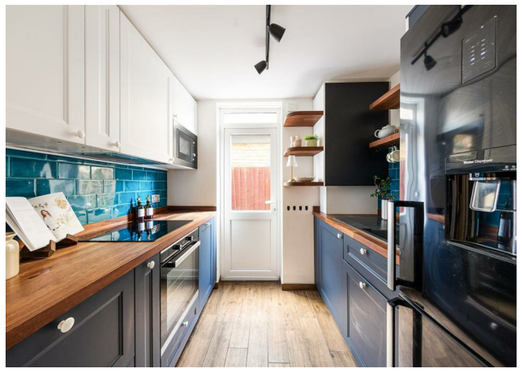
- Two Bedrooms
- Ground Floor Victorian Flat
- Private Rear Garden
- Chain Free
- Close to St James's Street
- Walking Distance to Walthamstow Wetlands

A characterful two bedroom ground floor Victorian flat in a lovely pocket of Walthamstow, with beautifully styled interiors and a private rear garden. St James Street's independent cafés, shops and transport connections are close by, while Walthamstow Wetlands offers a welcome escape from the bustle. Offered chain free, this is a home with plenty to love.

REQUEST A VIEWING
0203 397 9797

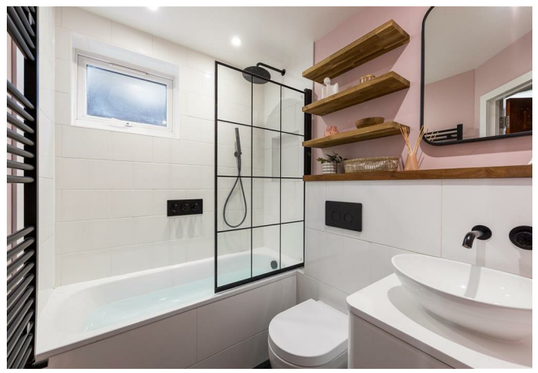














IF YOU LIVED HERE...

Step inside and you'll find a thoughtfully presented home where Victorian character meets contemporary styling. The reception room sits at the front, with a beautiful bay window drawing in natural light, stripped wooden flooring and a striking period fireplace creating a lovely focal point. Soft, neutral tones and decorative cornicing give the room a calm, inviting feel. Just beyond is the first bedroom, a comfortable space with warm blush walls. Further along, the bathroom features a bath with shower above, black framed screen, contemporary fittings and open wooden shelving.

Towards the rear, the kitchen brings more colour into the mix, with deep blue cabinetry, timber worktops, vibrant tiled splashbacks and open shelving. The second bedroom sits beyond, with soft pink walls and plenty of natural light. Outside, the private rear garden is a wonderful addition, with paving, lawn and established planting creating a leafy setting for summer evenings. A garden shed provides useful storage, while the overall layout makes the most of the home's approximately 536 square feet.

WHAT ELSE?

- St James Street Station is close by for Weaver line services towards Liverpool Street, while Walthamstow Central offers Victoria line connections across London.

- Walthamstow Wetlands is within walking distance, offering beautiful waterside walks, wildlife and open space. Nearby St James Street Park is another lovely local spot.

- Explore CRATE St James Street for its independent businesses and places to eat, or head towards Walthamstow High Street for its lively market, cafés and everyday essentials.



WORD FROM THE OWNER...

"We've loved living here, and what we'll miss most is the road itself. It's a genuinely friendly street with an active WhatsApp group, the kind of place where neighbours look out for each other and you actually know the people around you, which sometimes feel rare in London.

The flat is quiet, and the garden especially so. It gets sun for most of the day and feels like a proper retreat from the city. We've spent countless mornings out there with coffee and long summer evenings having BBQs with friends.

The location has been a real gift. Walthamstow Wetlands and the Marshes are on the doorstep for walks and cycles, and you quickly forget how close you are to central London. Transport links are excellent, so commuting has never been a chore. There's a brilliant run of independent cafés and restaurants nearby (Beaten by a Whisker is our favourite) and the Blackhorse Beer Mile is a short stroll away for a weekend afternoon.

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