



Ground Floor

Total Area: 34.1 m<sup>2</sup> ... 367 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

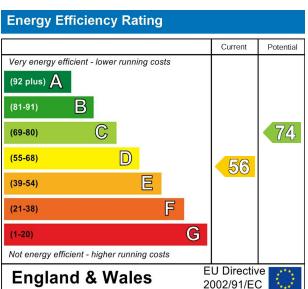
Bedroom  
11'2" x 10'0"

Reception Room  
11'7" x 9'0"

Kitchen  
9'2" x 5'10"

Shower Room  
5'6" x 4'3"

Garden  
19'8"



## HIGHAM HILL ROAD, WALTHAMSTOW Offers In Excess Of £350,000 Leasehold 1 Bed Apartment - Conversion



### Features:

- One Bedroom
- Leasehold
- Victorian Conversion
- Private Rear Garden
- Blackhorse Road Location
- Original Floorboards

Set on the ground floor of a substantial Victorian conversion, this thoughtfully arranged one-bedroom apartment sits along Higham Hill Road, well placed for Blackhorse Road and the wide stretches of green that define this calmer corner of E17. The home has been carefully updated in recent years, bringing a lighter, more contemporary feel while retaining the proportions and character you'd expect from a period building. A private rear garden completes the picture, offering welcome outdoor space tucked neatly away from the street. Inside, the layout feels considered and practical, with good storage and a natural flow between rooms. It's a home that balances everyday comfort with a sense of ease, well connected without feeling hurried.

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#### IF YOU LIVED HERE...

You'd gravitate towards the open-plan living space, where original floorboards run underfoot and generous ceiling heights keep the room feeling open and relaxed. The kitchen has clean-lined units, modern finishes and plenty of workspace, sitting comfortably within the room without dominating it. There's space to cook, eat and unwind, all bathed in soft natural light.

The bedroom continues the calm tone, with a simple palette and hardwood flooring creating a restful place to retreat. The bathroom has been refreshed with a contemporary, understated finish, while the generous entrance porch and rear lobby provide useful storage and a practical link through to the garden.

The private rear garden feels wonderfully tucked away, framed by mature planting that creates a calm, leafy backdrop. A paved terrace offers plenty of space for outdoor dining, while palms, bamboo and established shrubs bring texture and privacy in equal measure. It's an inviting spot for morning coffee, relaxed

afternoons or supper with friends as the day winds down.

#### WHAT ELSE?

- Blackhorse Road station is around half a mile away, putting the Victoria Line within easy reach for swift trips into central London.
- Walthamstow Central is a short walk in the other direction, offering Overground connections, shopping and cinema trips.
- Higham Hill remains one of the borough's greenest pockets, with Lloyd Park and open spaces close by, and a strong sense of local community.
- Just along Higham Hill Road itself you have Tavern on the Hill, this characterful local is a firm favourite with neighbours.



#### A WORD FROM THE OWNER...

"I have loved living here for the past eight years. Over that time I've renovated the flat, making it more fresh and modern whilst keeping its original character. The high ceilings mean the flat feels surprisingly light and spacious. In summer, I've been using the garden like an extra room, whether that's sitting with a coffee, eating lunch or just unwinding after work. It's planted up with palm trees and tropical plants, and it's like a little oasis in Walthamstow. The location is really convenient too - Blackhorse Road station is less than ten minutes walk, and the supermarkets and shops on the High Street are about the same."

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