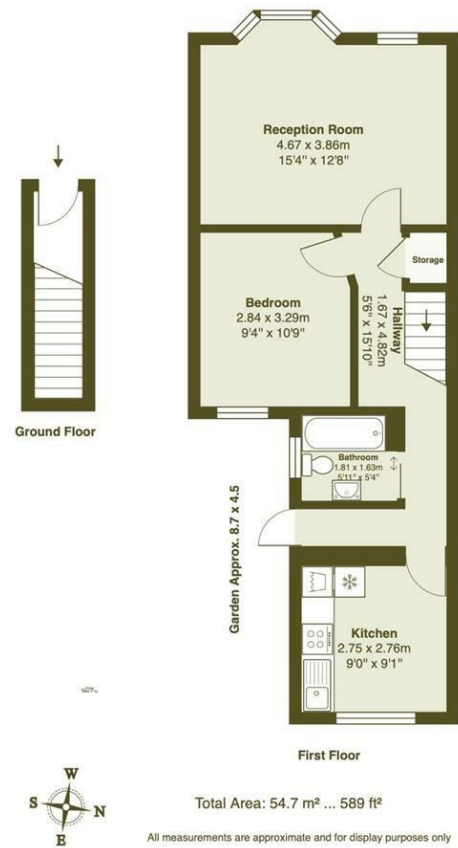




Kitchen  
9'0" x 9'0"

Bathroom  
5'11" x 5'4"

Bedroom  
9'3" x 10'9"

Reception  
15'3" x 12'7"

Garden  
28'6" x 14'9"



## CALLIS ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold  
1 Bed Maisonette

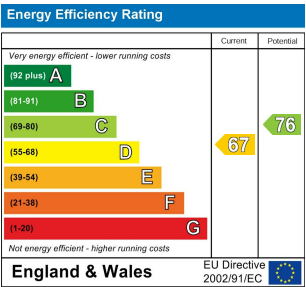
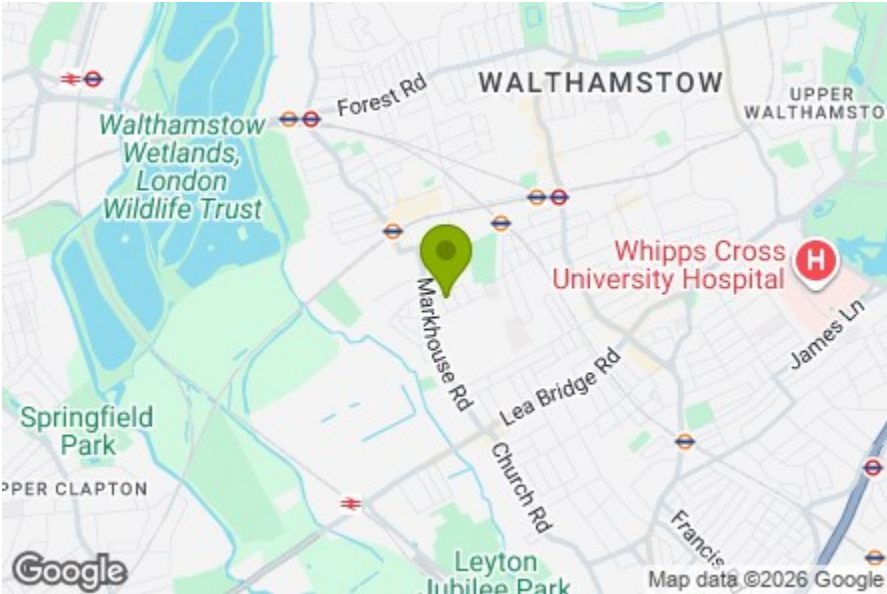


### Features:

- Spacious One Bedroom Apartment
- First Floor
- Private Garden
- Loft included within the Demise
- Long Lease
- Chain Free
- Short Walk to Walthamstow Central/Queens Road Stations

A recently renovated one-bedroom, first-floor maisonette with a large private rear garden – rare in Walthamstow. The loft and airspace are included in the lease, giving real potential to extend (subject to consents, with plenty of precedent nearby). Transport links are excellent, with three stations within walking distance, including St James Street (15 mins to Liverpool Street) and Walthamstow Central (Victoria line). Offered chain free, with 136 years remaining on the lease and a peppercorn ground rent.

REQUEST A VIEWING  
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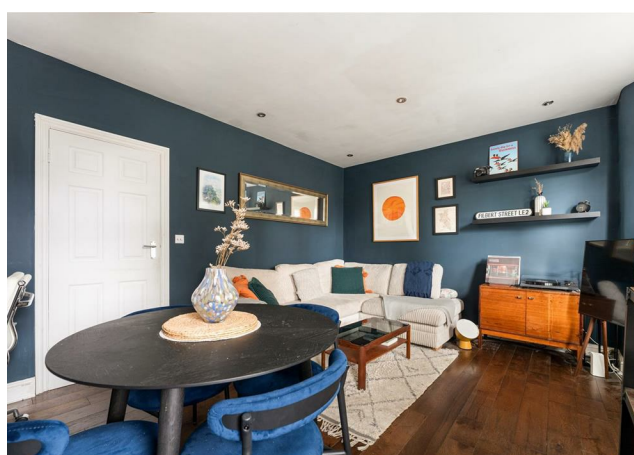
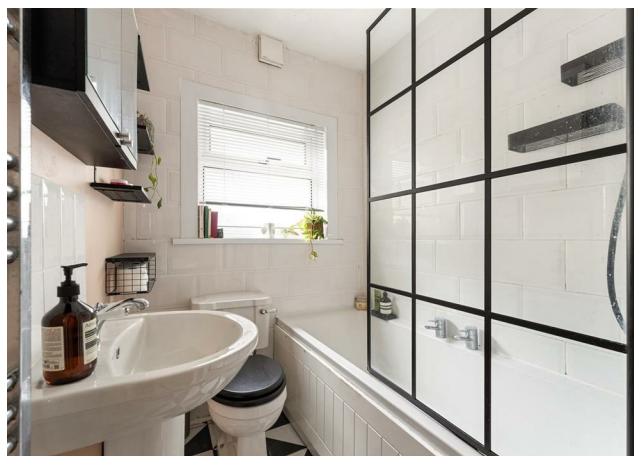
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## IF YOU LIVED HERE...

The reception room sits at the front of the maisonette and faces south, with shutters in the bay and a second tall window alongside, so it's bright throughout the day. It's a big space, with room for a sofa, a dining table for four and a desk for working from home. Dark wood floors, deep blue walls and white details give it real character. Along the hallway, the double bedroom is calm and well proportioned, finished in soft green and carpeted, with space for bedside tables either side of the bed. The bathroom has a black-framed Crittall-style screen over the bath, white metro tiling, a heated towel rail and monochrome geometric floor tiles, with a window for natural light. At the back, the kitchen has sage green cabinetry and wide-plank wood flooring, with a window looking out over the rear gardens and trees. There's a gas hob, a new Bosch oven and a spot for a small breakfast table. The garden is the standout. Private and recently landscaped, it has a raised deck, a low-maintenance artificial lawn and slate borders, with mature trees beyond. On summer evenings, it's a real sun trap. The loft and airspace above the maisonette are included in

the lease, giving clear scope to extend upwards to add a principal bedroom suite (subject to the necessary consents). Several neighbouring properties, including next door, have already converted their lofts.

## WHAT ELSE?

- St James Street station is around the corner, and Walthamstow Central and Queen's Road are a short walk.
- Walthamstow Village and Hoe Street are nearby for independent food, drink and culture.
- For green space, St James Park, Walthamstow Wetlands, Hackney Marshes and Lloyd Park are all walkable.



## 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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