

Total Area: 65.4 m² ... 704 ft²
All measurements are approximate and for display purposes only.

Reception Room
13'9" x 10'6"

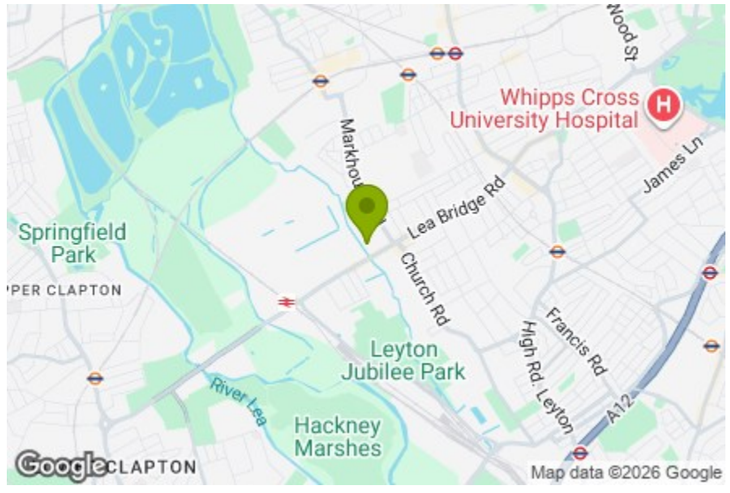
Kitchen
8'0" x 7'10"

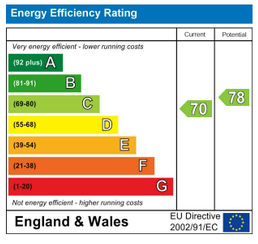
Bedroom
10'6" x 10'6"

Bedroom
11'3" x 10'11"

Bathroom
8'0" x 7'10"

Garden
19'8"





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HIBBERT ROAD, WALTHAMSTOW

Offers In Excess Of £425,000 Leasehold

2 Bed Maisonette

Features:

- Two Bedrooms
- Ground Floor
- Short walking distance to Walthamstow/ Hackney Marshes
- Ex Warner Maisonette
- Shared Garden
- Easy Access to St James Street Station

Warner properties have earned their reputation for a reason—built with enduring craftsmanship, generous proportions, and a solidness that's stood strong for over a century. This two-bedroom first-floor maisonette, set within a handsome Victorian terrace near the sought-after St James area of Walthamstow, delivers all the hallmarks of the Warner style with added versatility.

Offering 704 sq ft of well-planned space, the home includes two bedrooms, a shared garden, and flexible living throughout. It's just a short walk from St James Street Overground Station and moments from the wide, open landscapes of Walthamstow Wetlands.

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0203 397 9797















IF YOU LIVED HERE....

From the moment you arrive, the home makes a warm and confident first impression. A neat walled front garden with classic black railings leads to the front door, tucked under a charming brick archway—handy cover when you're juggling keys in the rain.

Inside, the reception room stretches the full width of the property, offering a bright, sociable space. A bay window at the front pours in natural light, while a striking ornate fireplace anchors the room with a touch of period charm. Built-in alcove shelves and low cabinetry provide stylish storage for books, artwork, or your favourite treasures. The décor is calm and contemporary, with soft neutrals and plush carpeting underfoot.

The first double bedroom is dressed in soft dove-grey tones with a window bringing in gentle natural light—perfect for winding down or easing into the day. The warm carpet adds a cosy, comforting feel.

A few steps away, the galley kitchen is sleek and efficient. Glossy white cabinetry and chunky wooden worktops keep things streamlined, while integrated appliances make for a clutter-free finish. A glazed door opens to the shared outdoor space, bringing in extra light and ventilation.

The bathroom features a classic white suite, including a floating sink with storage below, and a full-sized bath with an overhead shower. Sandstone-style tiles add warmth, and two deep cupboards offer ample room for towels and laundry.

At the rear of the home, the second (and slightly larger) double bedroom looks out onto greenery through twin windows. An entire wall of built-in wardrobes makes storage effortless—ideal for anyone with a serious wardrobe or an eye for organisation.

WHAT ELSE?

- In your immediate neighbourhood, you'll discover the vibrant CRATE St James Street, a creative hub made from repurposed shipping containers, a local favourite, featuring independent eateries like Wanstead Kitchen or grab a pint at the Untraditional Pub.
- Walthamstow Market, the longest outdoor market in Europe, is just a short stroll away.
- Nature lovers will appreciate the nearby Walthamstow Wetlands, a sprawling 520-acre nature reserve ideal for peaceful walks and birdwatching.
- For nightlife and entertainment, head to the lively Truman's Social Club, a vast beer hall with street food, live music, and a buzzing atmosphere.
- With excellent Overground connections at St James Street Station just a short walk



A WORD FROM THE OWNER....

"This is a lovely, friendly neighbourhood street and I've loved the ease of access to shops and the brilliant transport links. The garden is a great quiet oasis with the brook providing added privacy from the gardens opposite. It gets lovely sunshine and is sheltered by the mature magnolia which is spectacular in spring."

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