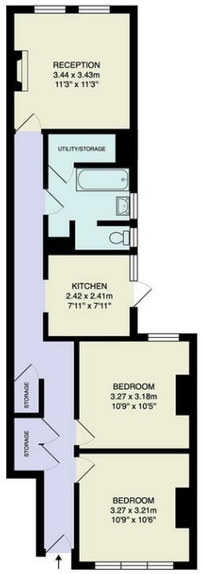


GROUND FLOOR

Total Area: 64.4 m² ... 693 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom
10'8" x 10'6"

Storage

Bedroom
10'8" x 10'5"

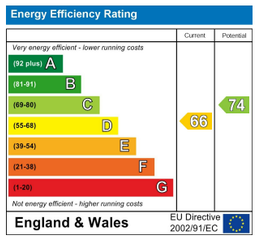
Kitchen
7'11" x 7'10"

Bathroom

Utility/Storage

Reception
11'3" x 11'3"

Garden
34'1" x 16'11"



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HIBBERT ROAD, WALTHAMSTOW

Offers In Excess Of £465,000 Share of Freehold

2 Bed Maisonette

Features:

- Two Bedrooms
- Ground Floor
- Ex Warner Maisonette
- Share of Freehold
- 999 Year Lease on Completion
- Section of Rear Garden
- Close Proximity to Walthamstow Marshes
- Walking Distance to St James Street

Set within a handsome Victorian terrace, this stylish ground-floor apartment, only just refurbished, offers loads of potential. Just a short stroll from St James Street Station, it's ideally placed for quick city connections while still surrounded by nature. Covering 693 sq ft, the layout feels bright and balanced, with two well-proportioned bedrooms and a welcoming reception room that's flexible enough to suit however you live. The freshly painted neutral décor gives you a clean, calm base that's ready for your own ideas and finishing touches. Step outside and you'll find a lush rear garden from which to watch the seasons shift. With the Walthamstow Wetlands within walking distance too, you've got the best of both worlds - the buzz of London life and the tranquillity of open skies and wild green space, all within easy reach. Offered chain-free, it's just waiting for you to move in.

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IF YOU LIVED HERE...

As an ex-Warner property, this home has all the hallmarks that make these places so loved - solid craftsmanship, thoughtful proportions, and that rare mix of character and practicality that's stood the test of time.
Your black front door, framed by timeless brickwork, gives a hint of what's to come. Step inside and the character unfolds - original stripped floorboards newly sanded and oiled, run from room to room, grounding the space in warmth and history while soft, neutral tones keep everything feeling calm and cohesive. It's the perfect backdrop for your own style, whether that's a bold splash of colour, a statement wall, or keeping things simple and serene.
Both bedrooms are comfortable doubles with recently replaced windows and sit at the front of the property. The main room enjoys a wide set of windows dressed in crisp white plantation shutters, filtering soft southwest light throughout the day and offering a leafy outlook thanks to the hedged front garden. The second double looks out over the side return through a traditional sash window, keeping things light and peaceful.
Further down the hallway, past two built-in cupboards that are perfect for life's essentials, you'll find the galley kitchen. It's bright and well-planned, with high-gloss white cabinetry on both sides, classic metro tiling, warm wooden worktops, and a deep Belfast sink. All the appliances are only a couple of years old for added peace of mind. Charcoal tiled flooring grounds the space, while a glazed door at the far end opens straight onto the garden, giving you easy access when the weather invites al fresco meals.
Outside, your private garden stretches over 34 feet, laid mostly to lawn and edged by mature plantings. Natural wooden fencing gives it privacy, while stepping stones lead you down the centre to a quiet, sunny corner, ideal for coffee, conversation, or a few moments of calm.
Back inside, you'll find a simple, well-designed bathroom with a bath and shower combination, finished in white tiling with warm terracotta flooring underfoot, plus a separate WC for convenience.
Finally, to the rear, the reception room offers a relaxed and inviting space - soft white walls, twin windows, and a wood-burning stove tucked neatly into the chimney breast for those slower, cosier evenings. Built-in shelving in one alcove gives you a head start on storage, leaving the other open for your own ideas.

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.
With excellent Overground connections at St James Street Station just a short walk away, whisking you to Liverpool Street in under 15 minutes or the Victoria Line at Walthamstow Central, you're never far from the action, whether locally or in central London.

A WORD FROM THE OWNER...

"I remember how excited we were to get this flat, after a lengthy search for The One. We felt instantly at home the moment we stepped in — and took it as a good sign that there was a cat sitting on the bed to welcome us (we both love cats). Over the years, it's been the backdrop to countless dinner parties and barbecues — the garden's really quite special on a warm summer's night, lit up by candles. And spent many a winter with the stove on, curled up with a book. Walthamstow wasn't quite yet what it is now, but nonetheless we saw something special in it. Even back then, the sense of community stood out — we've never had friendlier neighbours, the kind who invite us for mince pies and mulled wine, and the occasional (rowdy) house party. It was the perfect starter home for us — and will no doubt be just as special for whoever calls it home next."

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