

Kitchen/Diner
11'6" x 23'9"

Bedroom
10'7" x 12'0"

Bedroom
10'7" x 12'10"

Bathroom
8'3" x 4'9"

Garden
5'5" x 13'8"

Total Area: 64.4 m² ... 693 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HOWARD ROAD, WATHAMSTOW Offers In Excess Of £550,000 Share of Freehold 2 Bed Apartment



Features:

- Two Bedrooms
- Ground Floor Victorian Flat
- Beautifully Presented
- Share of Freehold
- Shared Rear Garden
- Own Front Door
- Short Walk to Walthamstow Central
- Close to Walthamstow Village

A beautifully presented two bedroom ground floor Victorian flat with a shared rear garden and your own front door. You're on a quiet residential street, just a short walk from Walthamstow Central for fast Victoria line and Overground connections, and close to the cafés, restaurants and independent shops of Walthamstow Village.

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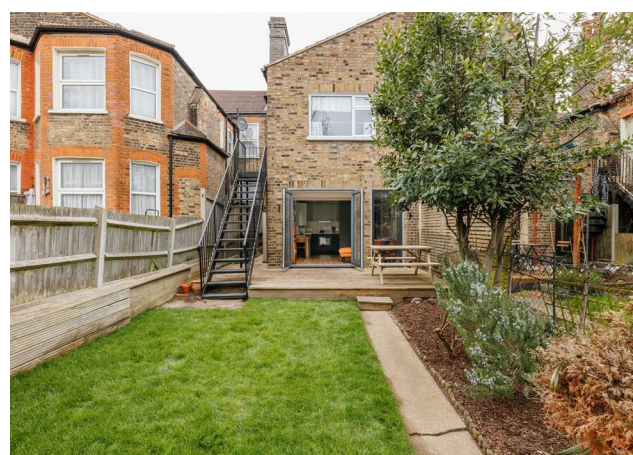
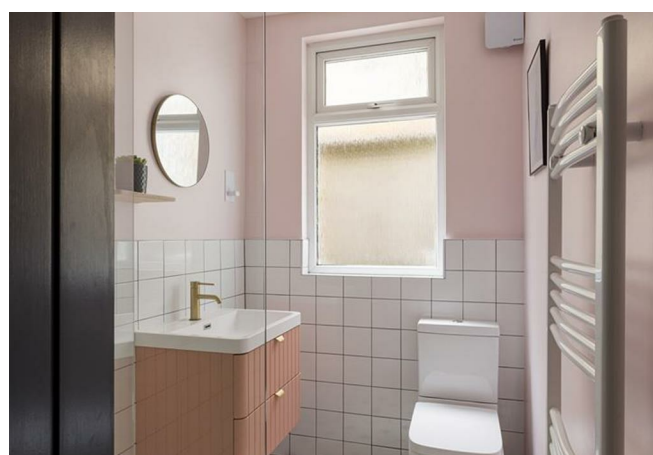
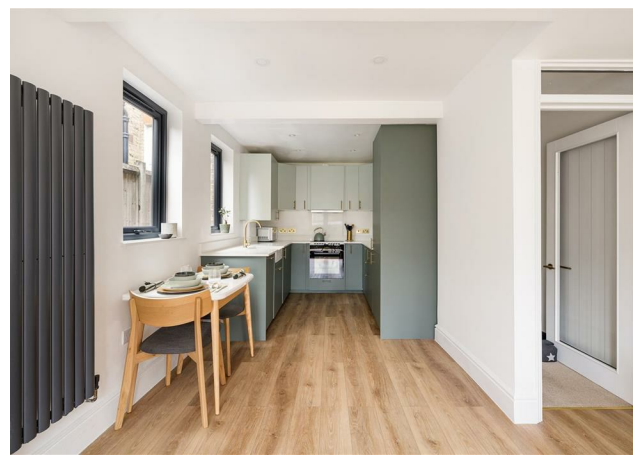
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0203 397 9797



IF YOU LIVED HERE...

You'd step straight through your own front door and into a long entrance hall, with both bedrooms set at the front of the flat. The principal bedroom sits in the bay, with lovely natural light, original floorboards underfoot and stained glass details adding a gentle nod to the building's Victorian heritage. Next door, the second bedroom is another well proportioned double, finished in the same calm, considered style and full of natural light.

Further back, the layout opens into a long kitchen, dining and reception room, giving the home a more sociable feel. It's a bright, well considered space with room to cook, eat and properly relax, while doors at the far end draw in the garden and plenty of natural light. The kitchen has been finished in soft green tones with brass fittings and pale worktops, while the shower room is smart and contemporary, tucked neatly off the hall.

The overall feel is clean, bright and easy to settle into, with a nice sense of contrast between the period proportions at the front

and the more modern living space at the back. Outside, the shared rear garden gives you some welcome room to sit out, read the paper or have friends over when the weather turns. Altogether, it's a home that feels well cared for and ready for its next chapter.

WHAT ELSE?

- Walthamstow Central is within easy walking distance, with direct Victoria line and London Overground services making the daily trip into town pleasingly straightforward.
- Walthamstow Village is close by, so you're never far from Orford Road and its much loved mix of cafés, restaurants and independent spots.
- Lloyd Park and the William Morris Gallery are both nearby, giving you one of the area's loveliest green spaces and a proper local landmark on your doorstep.



WORD FROM THE OWNER...

'Living here has been a real joy. The open-plan living area is bright and welcoming, especially in the late afternoon when the sun streams in. The garden is a real highlight too — a peaceful, sunny space perfect for relaxing, entertaining, or enjoying a quiet moment outdoors.'

Walthamstow Village has a lovely atmosphere and a great mix of independent cafés, restaurants and cosy spots for a glass of wine. There's always somewhere new to try, and the local breweries and taprooms add to the area's character and social feel.'

On sunny days, we've loved spending time in Lloyd Park, and having Walthamstow Wetlands and Epping Forest so close by has been a huge bonus for walks and getting out into nature.

We've also really enjoyed the sense of community — from a friendly local book group to nearby social fitness spaces like East of Eden and Misfits, it's easy to feel at home here. It's a neighbourhood that offers both energy and calm, and we'll really miss having everything so close by.

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