

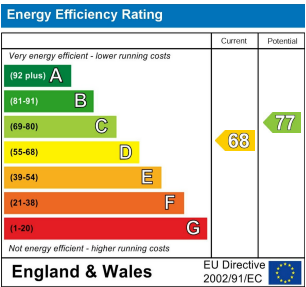


Reception Room
16'11" x 11'9"

Bedroom
11'4" x 11'8"

Kitchen
10'3" x 12'9"

Hallway
5'0" x 12'6"



VICTORIA ROAD, WALTHAMSTOW

Offers In Excess Of £325,000 Leasehold
1 Bed Flat



Features:

- One Bedroom First Floor Flat
- End of Terrace
- 678 sq ft
- Kitchen Diner
- Own Front Door
- Chapel End Corner
- Chain free

This one-bedroom apartment sits at the end of a terrace in Chapel End Corner, giving you 678 sq ft on the first floor to make your own. Inside, there's a kitchen/diner and a separate reception room, so you've got space to cook, eat, and relax without compromise.

Step outside and you're spoilt for choice: Lloyd Park and its weekend markets in one direction, the wild expanse of Epping Forest in the other. Wood Street Station is just 15 minutes on foot, with direct trains to Liverpool Street in under half an hour, or a quick hop to Walthamstow Central for the Victoria Line. Walthamstow Village is also close by, full of independent shops, cafés, and places to linger.

And with no chain, moving in and putting down roots is refreshingly straightforward.

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IF YOU LIVED HERE..

At the front, a generous south-facing reception room soaks up the sunshine all day. Twin windows flood the space with light, bouncing off the rich engineered wood flooring. The alcoves on either side of the chimney breast are ready for whatever suits you best, whether that's built-in storage, bookshelves, or even a desk for a tucked-away home office.

Behind this, the double bedroom offers a calm place to lay your head. Finished in soft, neutral tones with durable wood-effect flooring, it's easy to make your own.

A few steps down, you'll find the kitchen/diner. Laid out in an L-shape, it combines midnight-blue cabinetry with brushed chrome handles, a smoky grey tiled splashback, and dark granite-style worktops. There's plenty of room for a dining table too, so you can cook, eat, and catch up with friends in one welcoming space.

At the rear, the bathroom keeps things simple and fresh. White tiles and walls are anchored by charcoal floor tiles, while the suite offers both a bath with an overhead shower and an additional enclosed and dedicated shower. A privacy-glazed window brings in soft, natural light to complete the picture.

Nature lovers can be in Epping Forest within about ten minutes of walking, and

much-loved Lloyd Park is in the other direction when you want to keep active with its outdoor gym, tennis and basketball courts and even a skate park. The excellent coffee shop Ruttle & Row is moments away, while the delights of Wood Street are just a short stretch further. At its heart lies the charming Wood Street Indoor Market, where you'll find quirky independent shops, vintage treasures, and artisan cafes. Head in the other direction for The Dog & Duck, a family-friendly gastropub - 10 minutes from your front door.

WHAT ELSE?

If you're a culture lover, then you'll be excited by the newly opened 950-seat Soho Theatre Walthamstow, only 1.5 miles from your home, showcasing cutting-edge fringe and comedy shows.

With excellent transport links, including Wood Street Overground Station on the Weaver Line providing direct connections to Liverpool Street in under 20 mins and Walthamstow in under 5 mins, you're just a short commute from the buzz of central London while enjoying the charm and creativity of this thriving East London neighbourhood.



A WORD FROM THE OWNER...

This flat has been a wonderful home for us. It's the ideal size for two people, with plenty of space to live comfortably and more storage than you'd expect — the loft has been a real bonus for keeping things tidy and organised. We've loved the feel of the flat itself: it's in a quiet spot with friendly neighbours, which has made it a really peaceful and welcoming place to come home to. One of the things we've enjoyed most is the balance between city life and green space. It's so easy to get into London from Walthamstow Central or Wood Street Station, but at the same time, we've had Epping Forest just a short walk away. Weekend walks through the forest quickly became our favourite way to unwind. Day-to-day life has been just as enjoyable. There are great supermarkets nearby, lots of independent restaurants and cosy pubs to try, and even a fantastic gym close to the flat. Walthamstow itself has such a friendly, creative feel, with new places to discover all the time. This has truly felt like home, and we hope the next owners will enjoy it here as much as we have.

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