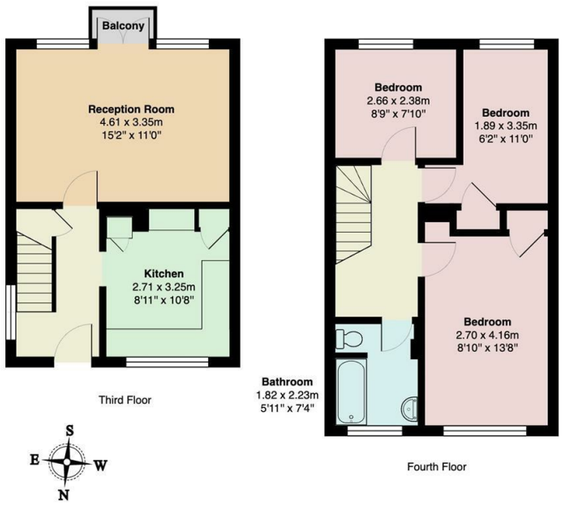


Total Area: 70.4 m² ... 758 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Reception Room
15'1" x 10'11"

Balcony

Kitchen
8'10" x 10'7"

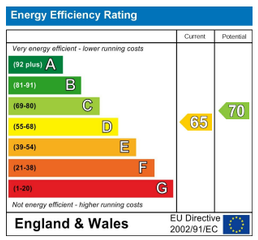
Bedroom
8'8" x 7'9"

Bedroom
6'2" x 10'11"

Bedroom
8'10" x 13'7"

Bathroom
5'11" x 7'3"





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EVELYN ROAD, WALTHAMSTOW

Offers In Excess Of £375,000 Leasehold
3 Bed Flat

Features:

- Three bedroom Apartment
- Situated over Two Floors
- Chain Free
- Circa 758 sq ft
- Moments Away from Walthamstow Village
- New Lease of 178 years on completion

Set moments from the much-loved Walthamstow Village, this chain-free three bedroom apartment offers a wonderful balance of space, comfort and convenience. Arranged across two floors, with a private balcony, it's ideally suited to professionals and families alike, with an excellent choice of highly regarded schools, green spaces, transport links and everyday amenities nearby, alongside a fantastic selection of independent cafés, restaurants and local favourites. It's a home with plenty to enjoy both inside and out.

REQUEST A VIEWING
0203 397 9797



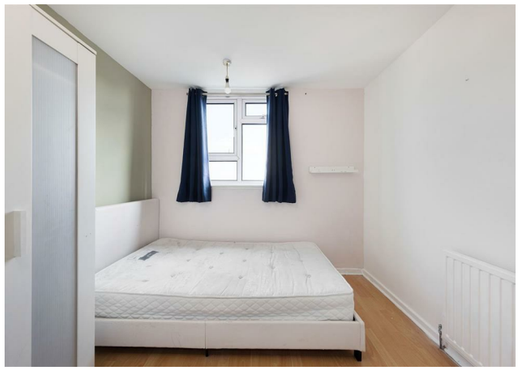












IF YOU LIVED HERE..

Step inside and you'll find a thoughtfully arranged home, with the living spaces and bedrooms spread across two levels, creating a natural sense of separation. The reception room is bright and welcoming, with warm wood-effect flooring, soft neutral walls and plenty of room for both lounging and dining. Large windows and glazed doors draw in natural light, opening onto a private balcony, a lovely spot to enjoy some fresh air. The separate kitchen sits just off the hallway, with light wood cabinetry, contrasting dark worktops and a window above the sink. There's plenty of cupboard space, along with open shelving that brings a little extra personality to the room.

The three bedrooms are arranged together on the upper level, giving the home a natural separation between living and sleeping spaces. The largest bedroom is generously proportioned, with wood-effect flooring, a striking blue feature wall that adds character, and plenty of room for bedroom furniture. The remaining two bedrooms offer flexibility for family life, guests or a home office, depending on your needs. The bathroom features a bath with shower above, complemented by a window for natural light. With approximately 758 square feet of living space across two floors, plus the added practicality of a separate lock-up storage shed, there's plenty of opportunity to make this home your own.

WHAT ELSE?

- Walthamstow Village is moments away, with Orford Road offering a brilliant collection of independent favourites, from cosy coffee spots and neighbourhood pubs to excellent restaurants. Try The Castle for a Sunday roast or explore the area's much-loved cafés and bakeries.

-You're also close to the Ravenswood Industrial Estate, home to the colourful God's Own Junkyard, Pillars Brewery and Mother's Ruin. For a little more greenery, Hollow Ponds and the open spaces of Epping Forest are within easy reach, offering beautiful woodland walks, cycling routes and plenty of space for families to explore.

- Walthamstow Central Station offers Victoria line and Overground services, making journeys across London wonderfully convenient, while nearby Wood Street Station provides another handy connection into Liverpool Street. You'll also find plenty of everyday amenities along Hoe Street, including supermarkets, independent shops, pharmacies and healthcare services, with Walthamstow's lively market and shopping centre nearby.

- Families will particularly appreciate the excellent choice of highly regarded primary and secondary schools in the surrounding area along with green spaces, local parks and a wide range of everyday amenities close by, it's a location that works just as well for family life as it does for enjoying everything Walthamstow has to offer.



A WORD FROM THE OWNER...

"We've absolutely loved living here; the flat was such a cosy, comfortable and happy home, with loads of space to spread out, and tucked away on a lovely quiet residential street. It's been wonderful living in this part of Walthamstow, like popping into the Village for a coffee, browsing the gorgeous shops, meeting friends or spending weekends wandering around Wood Street's indoor market or cycling over to explore nearby green spaces. Everything has felt easy and accessible, whether heading into central London or enjoying a weekend closer to home. It's a lovely neighbourhood to be part of with an active Facebook group and helpful local councillors, and we have such good memories of our time here. We hope the next owners will be just as happy here as we were".

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