



Wolsey Avenue, E17
London

£400,000
EELEVEN^{EST}
2016

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London

Tenure: Share of Freehold

- One-bedroom first-floor flat
- Set in a Victorian terrace
- Fully refurbished in 2018
- Double-glazed windows & thermal insulation
- Share of Freehold | 959-year lease
- Potential for loft extension (subject to planning)
- 10-minute walk to central Walthamstow
- Close to parks & nature reserves



Discover this light-filled first-floor flat in a quiet residential area only a short walk from Lloyd Park, Walthamstow's vibrant high street (with its famous outdoor market), and excellent transport links.

The property, characterised by a bold, modern eclectic design scheme, has undergone a series of upgrades, beginning with new wiring in 2015. In 2018, the current owner lovingly improved the home with a complete refurb, from floor to ceiling, including brand new bespoke kitchen and bathroom, a Nest-controlled boiler and radiators, with even the finer details thoughtfully considered throughout.





Energy-efficient lighting, double-glazed windows in every room, and additional thermal insulation also ensure a bright, warm, and peaceful atmosphere year-round. In addition, the flat benefits from access to both lofts belonging to the title. While not currently boarded or converted, it offers extension potential subject to planning permission.

STEP INSIDE – BRIGHT, QUIET, AND COSY

Arriving on Wolsey Avenue, a tree-lined street filled with Victorian terraced homes, you're greeted by a classic period exterior with ornate detailing to the mouldings. Beyond the recessed entrance, you'll find a private hallway, where stairs rise to the split-level landing. Painted in a bright white and lined with a hard-wearing grey carpet, the stairs lead to a welcoming area with coat hooks and a hat shelf, warmed by a vertical column radiator and lit by a central pendant.

At the front of the flat, a pair of large windows fitted with café-style shutters floods the living room with natural light. The décor reflects the hallway for a fresh, modern finish, while extra noise insulation creates a quiet space for relaxing.



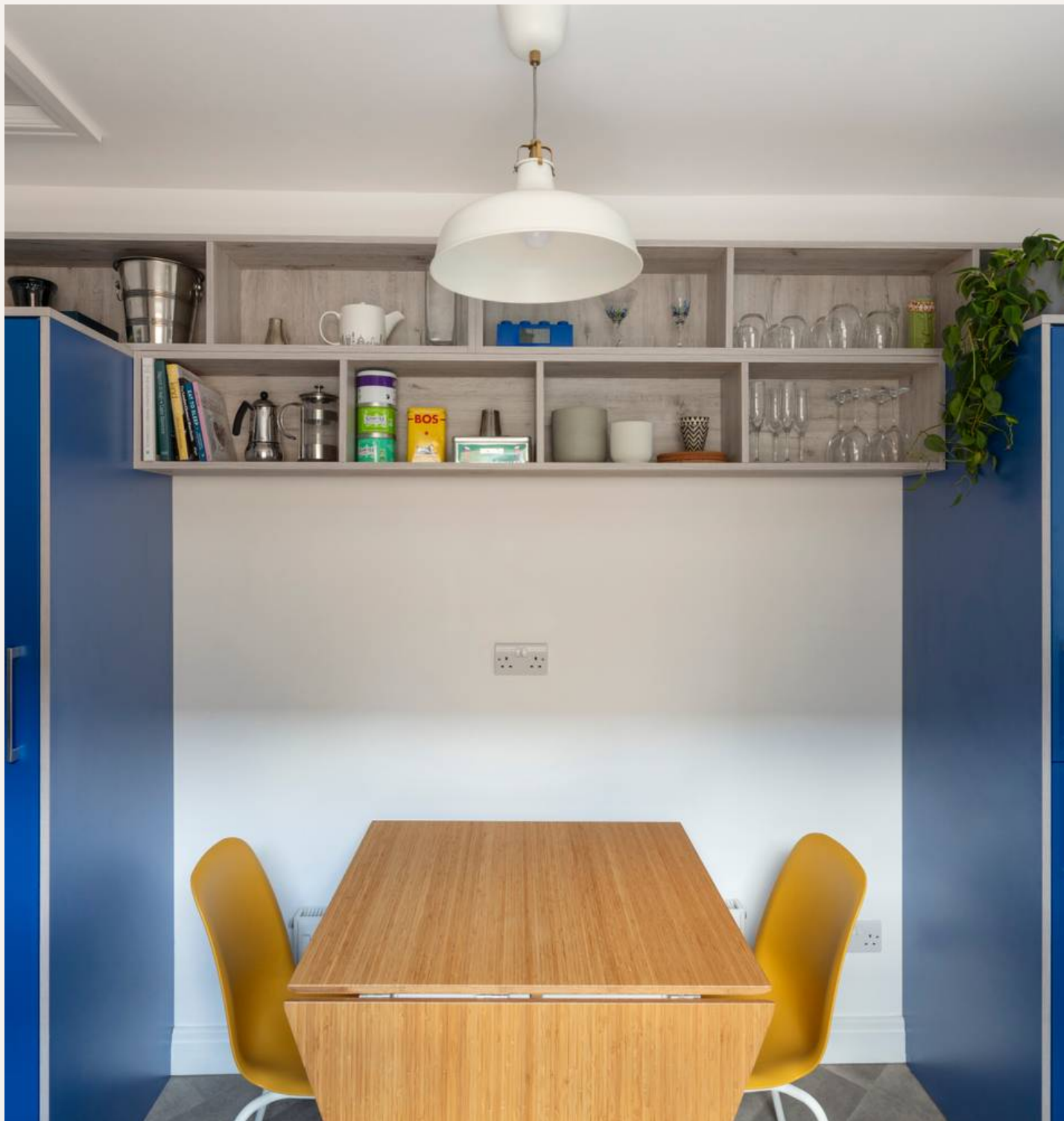


‘A high-gloss bespoke wardrobe from Radek E17 Furniture, highly sought after E17 builder & decorator pops against a wall painted in ‘Resplendent Emerald’ by Valspar.’

Tucked just behind, the bedroom catches the morning sun beautifully and is further brightened by a stylish TALA downlight. The window is fitted with a blackout honeycomb blind. A high-gloss bespoke wardrobe from Radek E17 Furniture, highly sought after E17 builder & decorator, pops against a wall painted in 'Resplendent Emerald' by Valspar. The wall adjacent to the neighbour is sound-insulated, keeping the room peaceful.

The bespoke kitchen, also by Radek E17 Furniture, is accessed from the lower landing. Designed with cooking and entertaining in mind, it features a central extendable table, creating a natural hub for dinner parties with friends. Full-height electric blue cupboards, including 2 pull out pantries, on one side combine with white cabinetry topped with a lacquered bamboo worktop. The 70cm deep surface provides plenty of space to cook alongside countertop appliances, while acrylic and stainless steel splashbacks allow for easy cleaning.

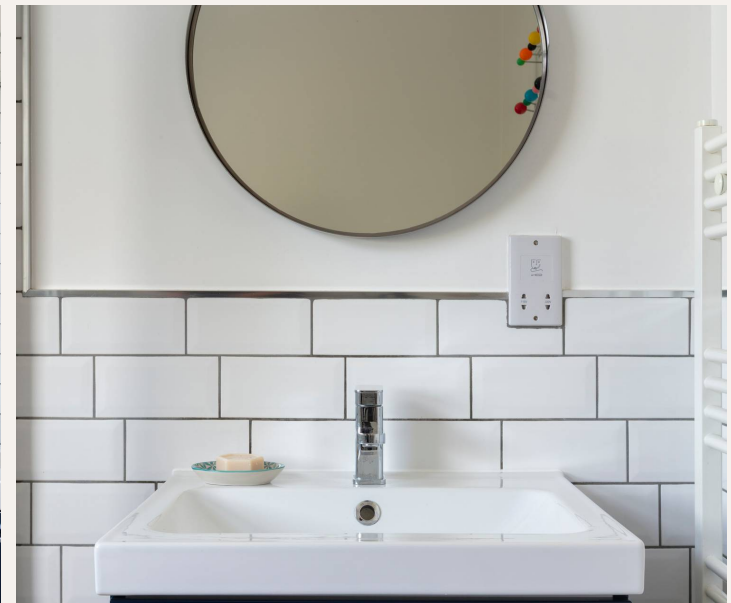




“Full-height electric blue cupboards, including 2 pull out pantries on one side combine with white cabinetry topped with a lacquered bamboo worktop.’

Light streams in through the side window and pairs with industrial-style pendants above the worktop and an additional contemporary light above the dining area. Integrated appliances include a NEFF oven, induction hob, and extractor hood, an IKEA fridge-freezer, and a BOSCH washing machine and dishwasher. The Franke stainless steel sink is paired with a Grohe tap with a pull-down shower head.

The parquet-style vinyl flows into the bathroom beyond. Warmed by a white heated towel rail radiator, this modern retreat has been lined with white metro tiles with grey grouting, framing a large bath – with a glass screen, eco-spray Aqualisa Harmony shower head, and TEN mixer tap – and a bespoke mounted vanity basin unit by Radek E17 Furniture with a Utah Basin mixer tap. A sleek close-coupled toilet completes the suite.





A NOTE FROM THE OWNER

‘This was my first flat, and I did a complete refurb after moving in. What I loved most is how it lives day-to-day: morning light in the bedroom, a kitchen designed to cook and host, and a lounge built for conversation. The kitchen is a particularly great space and one of my favourite rooms – there’s plenty of space to have people over and sit around the table, and I often use it as a comfortable spot to work from home. I’ve also really enjoyed living in the area; there’s plenty to do nearby, and everything you need is within easy reach. It also has great community spirit on the street: we have a yearly street party, Christmas light planning, and a WhatsApp group to stay in touch.’

GETTING AROUND

Just a 15-minute walk away lies Walthamstow Central, a bustling interchange served by both the Victoria line and London Overground. You can reach Oxford Circus in around 21 minutes, King's Cross in about 25, and Liverpool Street in 18 minutes. Buses, including the high-frequency SL2 Superloop, also offer connections around London. Alternatively, Blackhorse Road for the Victoria and Suffragette lines is a short walk away. For cyclists, Waltham Forest's 'Mini Holland' programme has introduced extensive cycle lanes, quietways to Bloomsbury, and routes along the River Lea towpath.



IN THE NEIGHBOURHOOD

Walthamstow is a creative mash-up of East End grit and urbane revival that's been crowned London's best place to live in 2025 by *The Times*. Its vibrant High Street is home to one of Europe's longest outdoor markets, spanning roughly a kilometre of stalls selling everything from fresh produce, crafts, fabric and world foods. The Walthamstow Village Conservation Area offers a contrasting calm, filled with independent caf  s, boutiques, and artisan breweries.

Enjoy great coffee and pastries at Hucks Coffee on Grove Rd, fish and chips from Orford's, and wine from Gnarly Vines on Hoe Street. You're spoilt for choice for pubs, too, with both The Queen's Arms and The Castle for Sunday roasts. Just down the road, you'll discover some excellent waterside pubs, including Pretty Decent Company Brewery & Taproom, Signature Brew, Exale Taproom and Big Penny Social for music, drinks, and a buzzing atmosphere.

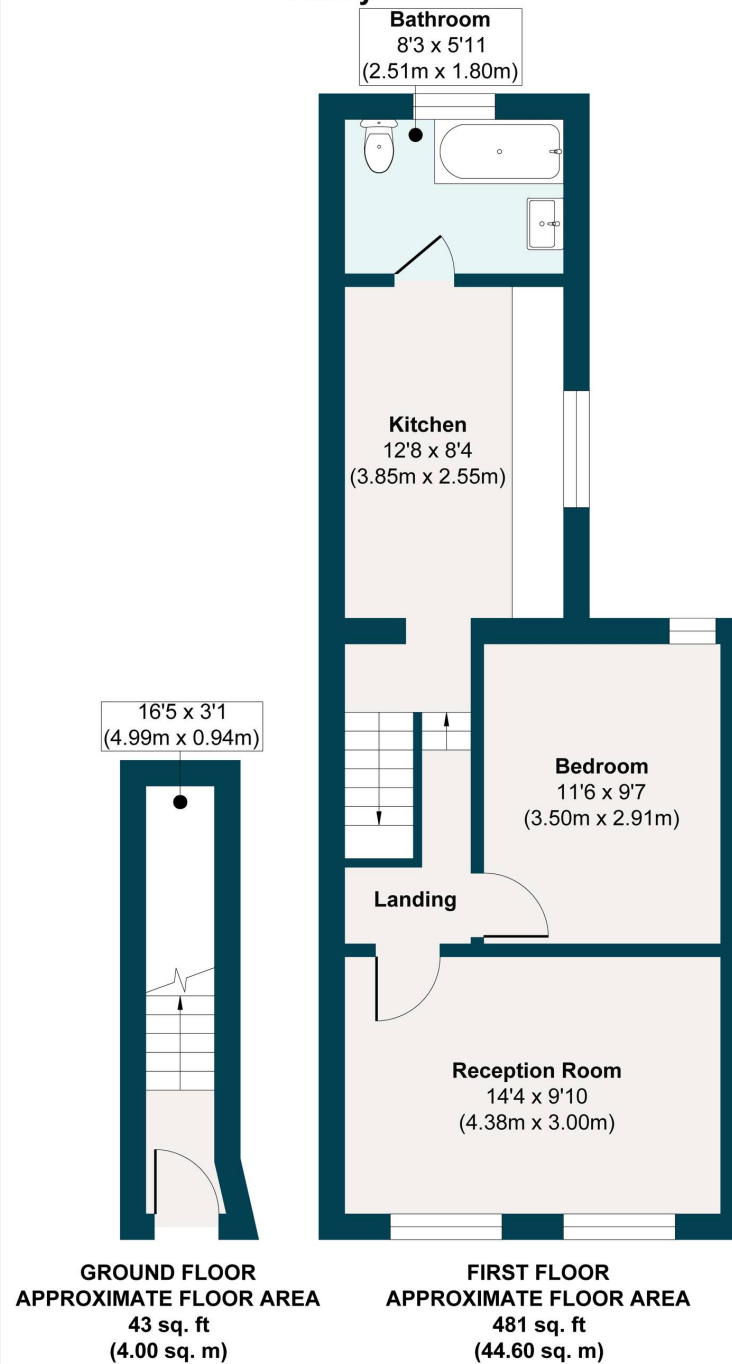
The borough pulses with cultural life, from the William Morris Gallery to creative projects like the Soho Theatre (located in the former Granada cinema) and vibrant installations at God's Own Junkyard. For outdoor enthusiasts, sprawling green havens such as Lloyd Park (with its own food market) and Walthamstow Wetlands lie within easy walking distance of the property.

SCHOOLS

Education in Walthamstow is a strong draw for families. The area has several 'Good' and 'Outstanding'-rated primary schools, including The Winns, Woodside, and St Mary's CofE. Greenleaf Primary and 1st Stepping Stones Nursery are only a few minutes on foot and well-rated.

For secondary education, Walthamstow School for Girls and Eden Girls' School both have 'Outstanding' Ofsted ratings, along with Waltham Forest College and Big Creative Academy, which provides sixth-form courses focused on the arts and media. For independent education, Forest School offers co-educational provision from the age of 4 through to 18.

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Approx. Gross Internal Floor Area 524 sq. ft / 48.60 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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