

Reception Room
14'4" x 13'8"

Kitchen
9'3" x 8'5"

Bathroom
8'5" x 5'8"

Bedroom
10'5" x 8'8"

Total Area: 49.8 m² ... 537 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		
(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	



WAVERLEY ROAD, WALTHAMSTOW

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Apartment
- First Floor
- Well Presented
- Ideal for First Time buyers
- Close to Wood Street
- Short Walk To Walthamstow Village
- Chain Free

This well-presented one-bedroom apartment is set on the first floor and presents an appealing opportunity for first time buyers. The layout has a natural flow throughout, creating a welcoming feel that makes it easy to settle into and enjoy from day one. Positioned close to Wood Street, everyday amenities, cafés and independent spots are all within close reach, while Walthamstow Village is only a short walk away, offering its much-loved mix of historic streets, shops and places to eat. Offered chain free, the flat is an attractive option for anyone looking for a smooth and straightforward purchase.

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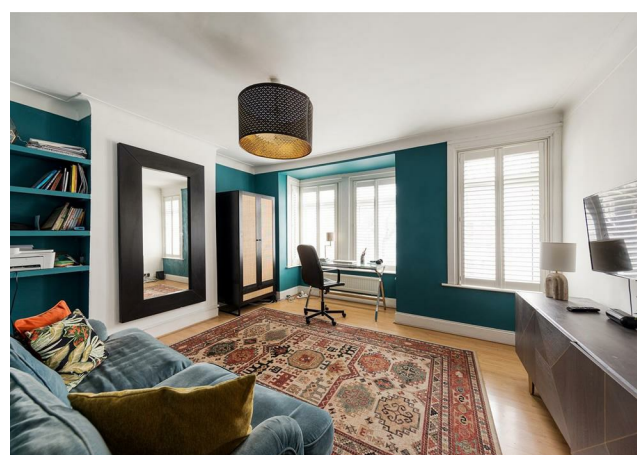
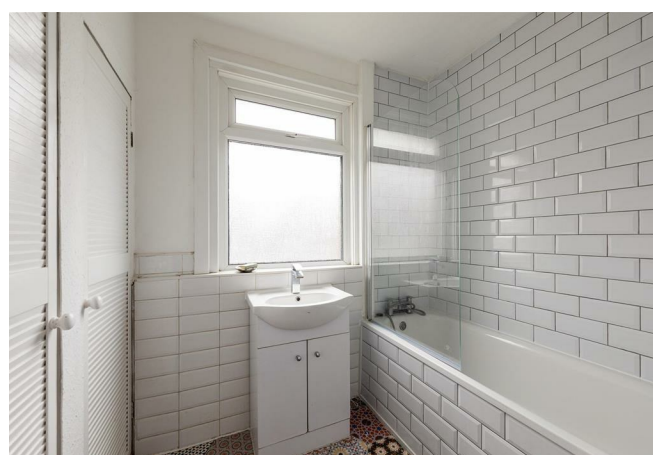
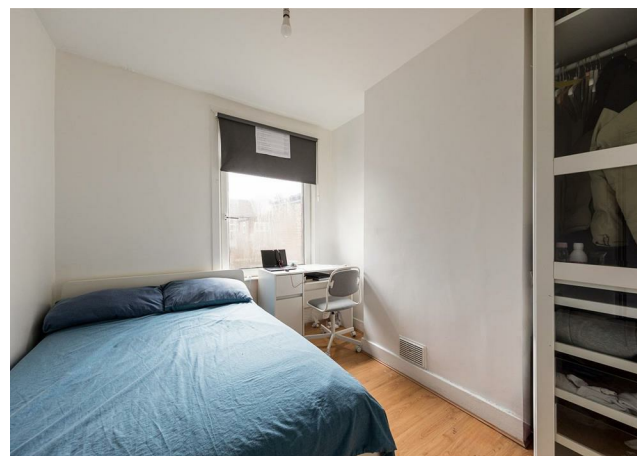
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IF YOU LIVED HERE...

Set behind a period frontage with decorative detailing, the building has a strong presence on the street. Traditional proportions and large windows create a balanced, symmetrical look, while mature planting along the road adds to the settled, established feel.

Inside, stairs lead up to the first floor, where a hallway provides a natural sense of arrival and connects each room with ease. The reception room is well sized and immediately welcoming, with a bay window complemented by an additional side window, both fitted with shutters that bring in natural light throughout the day and frame the room beautifully. Wood flooring runs underfoot and brings warmth along with a sense of cohesion to the room.

The bedroom offers comfortable double proportions, finished in neutral tones that create a fresh, adaptable backdrop. Light from the window enhances the overall feel, while the layout leaves plenty of scope to personalise the room and make it your own.

The kitchen is nicely proportioned with a clear, considered layout and ample worktop space running along both sides. Daylight through the window keeps the room inviting, while patterned floor tiles introduce character and a sense of definition.

Completing the flat is a neatly presented bathroom, finished with white wall tiling that provides a clean backdrop to the decorative floor tiles. A built-in storage cupboard offers neatly tucked-away storage, while a bath with an overhead shower gives the room a well-rounded finish.

The surrounding area offers a great mix of everyday convenience and local character. Close by, Dudleys is a favourite for quality coffee and daytime bites, while Wood Street Indoor Market brings a lively atmosphere with vintage finds, antiques and independent stalls. The Flowerpot is also nearby, known for craft beers and an easy-going beer garden. Just beyond, Walthamstow Village offers cobbled streets, characterful boutiques and much-loved spots including Berns & the Beans, known for its specialty coffee and relaxed brunch scene, and The Castle, popular for its food, drinks and sociable outdoor seating. For green space, Leyton Flats, part of Epping Forest, offers wide open views and a welcome sense of escape.

WHAT ELSE?

Transport links are easy to reach, with Wood Street Station a five-minute walk away, offering direct services into Liverpool Street. A short bus journey connects you to Walthamstow Central Station in just over ten minutes, giving access to the Victoria line and fast routes across the city.



A WORD FROM THE EXPERT...

"I have called Leytonstone home for five years and have grown to love its eclectic character. From gastro pubs like Leytonstone Tavern and The Red Lion to bistro cafés such as The Wild Goose Bakery and Back to Ours, there is always somewhere new to enjoy. Wanstead Flats offers a peaceful green escape from city life. The area is rich in history, with Grade II listed landmarks including St John's Baptist Church from 1832 and Leytonstone House, once home to Sir Edward Buxton. St Andrew's Church, built in the late 19th century as a memorial to William Cotton, is another striking landmark. On quieter days, Leytonstone Library is a welcoming spot, while Leytonstone Leisure Centre is ideal if you are feeling active. Nearby Wanstead Park has walking trails, cycle paths and lakes, perfect for unwinding. With plenty of bus routes and the Central line close by, the City is only minutes away".

BEN CHARLETON
E11 BRANCH MANAGER

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