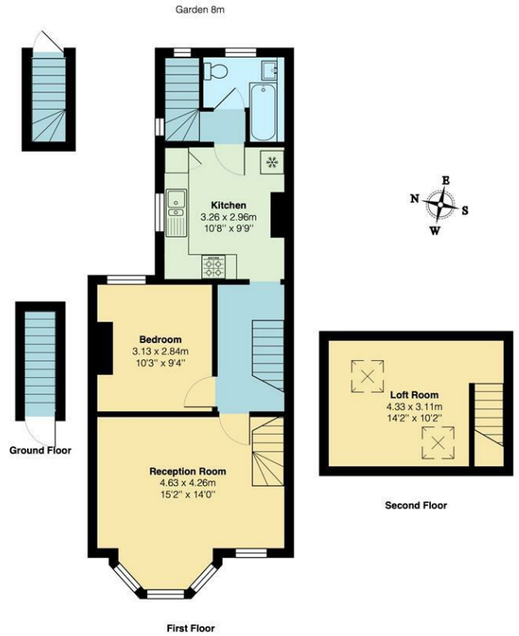


Total Area: 52.4 m² ... 564 ft² (excluding loft room)
All measurements are approximate and for display purposes only.

Reception Room
15'2" x 13'11"

Bedroom
10'3" x 9'3"

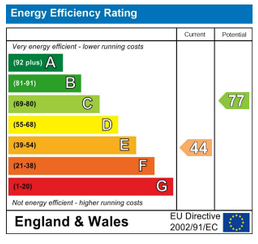
Kitchen
10'8" x 9'8"

Bathroom

Loft Room
14'2" x 10'2"

Garden
26'2"





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EDWARD ROAD, WALTHAMSTOW

Offers In Excess Of £400,000 Leasehold

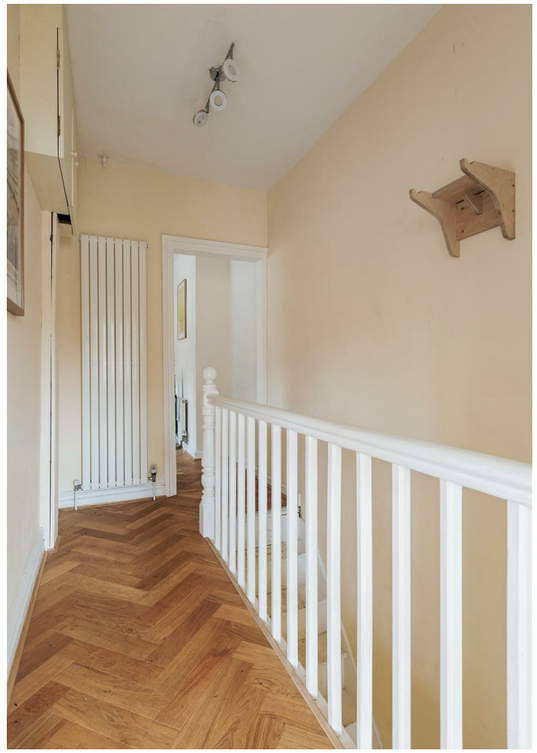
1 Bed Maisonette

Features:

- One Bedroom
- First Floor Ex Warner Flat
- Well Presented
- Section of Shared Rear Garden
- Easy Access to Walthamstow Wetlands
- Close to Walthamstow Wetlands

Discover this charming one-bedroom ex-Warner flat set on a serene, tree-lined street. Exuding period charm, this immaculately presented property features stripped wooden flooring, a versatile loft room and a large private rear garden. Conveniently located moments from Walthamstow Wetlands, you're within easy walking distance to the Victoria line and everything trendy Walthamstow has to offer too.

REQUEST A VIEWING
0203 397 9797















IF YOU LIVED YOU HERE...

This is your chance to own a part of Walthamstow's architectural heritage, built between the late 19th and early 20th centuries by the Warner family and designed to provide high-quality housing, these popular homes remain celebrated for their character, spacious interiors, and historical charm.

The exposed brick frontage enhances its curb appeal whilst the immaculate interior is a blank canvas for the new owner to personalise and enhance. The reception room is bathed in natural light pouring through a large bay window, illuminating a stunning herringbone parquet floor that thoughtfully reflects the building's heritage and seamlessly extends throughout the space. This bright and airy room is generously proportioned to accommodate both dining and lounging areas, providing versatile living options. Empty alcoves offer opportunities for storage or display, complemented by feature radiators that exude a cosy warmth. An architectural open staircase leads to the loft room above, adding a striking design asset.

The kitchen is a blend of elegance and practicality combining sleek cream cabinetry, integrated high-quality appliances, and a gas hob. Crisp white wall tiles contrast beautifully with wooden countertops that echo the flooring, creating a cohesive and sophisticated aesthetic. The double bedroom features a charming sash window overlooking the garden below and includes convenient built-in wardrobes for storage.

The bathroom features a pristine white suite, complemented by a band of cornflower-blue tiles that transitions to white tiling reaching up to the ceiling, adding a touch of character. A well-placed window fills the space with natural light and ensures excellent ventilation. The loft, accessed from the living room, is a stunning light-filled, airy space with endless potential. Two large Velux skylights flood the room with sunlight, while plush carpeting enhances comfort and warmth. This versatile area can serve as a guest suite, a creative studio, or a tranquil retreat with plenty of space for storage. This home strikes the perfect balance between historic charm and modern functionality, offering a unique and inviting living experience in a highly sought-after location.

WHAT ELSE?

- Located in one of the most desirable areas, you're less than half a mile from both Blackhorse Road and St. James Street stations, providing convenient access to the Victoria Line and overground trains that can get you to London Liverpool Street in 20 mins.

- Nearby, Crate17 offers a lively spot to meet friends, featuring a range of start-ups and local businesses, including street food, bars, and independent boutiques.

- If you crave wilder spaces look no further than the serene haven of Walthamstow Wetlands ('Europe's largest urban nature park') just minutes away or with the cycling and walking trails of Hackney Marshes and perfect when you need a reset.



A WORD FROM THE EXPERT...

"I love living in Walthamstow – it's got such a great mix of things going on. Saturdays are my favourite, with the market in Lloyd Park full of fresh food, handmade bits, and plenty of friendly faces. The new Soho Theatre has brought amazing shows right to our doorstep, and if I fancy a pint, the Blackhorse Beer Mile breweries are perfect for a wander. When I need some fresh air, the Walthamstow Wetlands are just a short stroll away – all that greenery makes you completely forget you're in London. Plus, with brilliant transport links, it's so easy to hop on the Tube or Overground and be in Central London in no time at all".

WILLIAM JACKSON
E17 ASSISTANT BRANCH MANAGER

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