



Waverley Road, London, E17

BUTLER & STAG



**Guide Price £325,000-  
£350,000.**

**Built around 2005, this first-floor one-bedroom apartment blends the charm of a Victorian conversion with the convenience of modern construction.**



## **Leasehold - Share of**

- One Bedroom First Floor Flat
- Share Of Freehold
- Open Plan Living
- Significant Attic Storage
- 0.2 Miles From Wood Street Station
- Council Tax Band B

A staircase leads up to an impressive 270 Sq. ft open-plan kitchen/living/dinning space, where wooden flooring, stainless steel finishes, and a glass balustrade give the room a sleek, contemporary feel—ideal for entertaining. At the front, the generous 14ft bedroom offers plenty of space for fitted wardrobes and is filled with natural light from two large windows.

Waverley Road is tree-lined street just moments from Wood Street station, providing quick overground access to London Liverpool Street in around 20 minutes, and just one stop from Walthamstow Central for the Victoria line. With a great selection of cafés, pubs, and restaurants nearby—not to mention the popular indoor market—you'll have plenty to explore right on your doorstep.



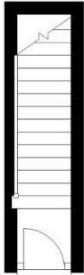


## Waverley Road

Approx. Gross Internal Area 40.3 sq. metres (433.6 sq. feet)

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**Ground Floor**  
Approx. 3.2 sq. metres (34.7 sq. feet)



**First Floor**  
Approx. 37.1 sq. metres (398.9 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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**BUTLER & STAG**

☎ 020 8504 9000

🏠 184 Queen's Road, Buckhurst Hill, IG9 5BD

✉ buckhursthill@butlerandstag.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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