

Bedroom  
5'10" x 8'9"

Reception  
11'1" x 12'11"

Bedroom  
12'4" x 11'0"

Kitchen  
11'0" x 10'1"

Bathroom  
6'3" x 4'7"

Terrace

Garden  
16'2" x 15'10"

Total Area (Excluding Terrace): 56.3 m<sup>2</sup> ... 606 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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	76	80
	EU Directive 2002/91/EC	



## LEUCHA ROAD, WALTHAMSTOW

Offers In Excess Of £485,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedrooms
- First Floor Ex Warner Flat
- Beautifully Presented
- Private Rear Garden
- Own Front Door
- Close to Walthamstow Wetlands
- Near St James's Street Station

This first-floor ex Warner flat offers two bedrooms and the benefit of its own front door, creating a strong sense of independence. The interior is presented in excellent order throughout, with a cohesive finish that carries from room to room. A private rear garden provides valuable outdoor space, extending the home beyond its internal footprint. The setting places you close to Walthamstow Wetlands and within easy reach of St James's Street station, offering a balance of green surroundings and convenient connections across London.

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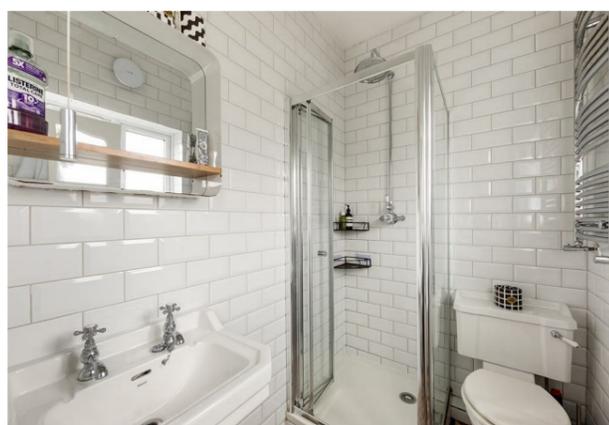
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#### IF YOU LIVED HERE...

On entering the home, the staircase rises through a well-defined setting, with painted panelling adding depth and a pleasing sense of continuity as you move between levels. At the top, the hallway opens out with original floorboards underfoot and an easy flow between rooms, helped by daylight filtering in from adjoining spaces. Built-in storage is neatly integrated, keeping the layout feeling thoughtful and resolved. The reception room is generously proportioned and framed by a trio of front-facing windows that draw in a soft wash of daylight throughout the day. Original floorboards bring warmth and texture, while the room comfortably accommodates both relaxed seating and a dining table. The proportions feel balanced and inviting, giving the room a welcoming presence that's easy to settle into. The main bedroom is a generous double with space for additional furniture, creating a restful and composed setting. A second bedroom works equally well as a guest room, nursery, or home office, with proportions that adapt smoothly to different needs. The kitchen has a clear, considered layout with classic panelled cabinetry and warm wood work surfaces running around the room. A window brings in natural daylight, while the tiled floor adds visual interest underfoot. There's room for a dining table within the layout, allowing the kitchen to function comfortably. Nearby, the bathroom is neatly arranged and finished with classic white tiling, complemented by flooring that adds texture and character. Outside, a raised terrace provides a charming spot for a table and chairs, enjoying

views across neighbouring rooftops. Steps lead down to a generously sized garden with gravel pathways and established planting, offering flexibility for seating, greenery, or future landscaping ideas. The surrounding area offers a lively mix of independent spots and much-loved local landmarks. St James Street is home to CRATE, a creative hub filled with makers, food traders, and studios, while nearby Weirdough Bakery is a firm favourite for its small-batch bakes. Big Penny Social anchors the Walthamstow Beer Mile, bringing together events, drinks, and a strong sense of community. Culture lovers are well served by the Soho Theatre, adding a strong arts presence to the neighbourhood. For outdoor time, St James Park provides a welcome green escape close to home, while the expansive Walthamstow Wetlands offers miles of walking routes, open water, and wildlife, giving the area a refreshing balance between urban energy and open landscapes.

#### WHAT ELSE?

Transport links are easy to access, with St James Street Station just a three-minute walk away, offering direct Overground services to Liverpool Street Station. Walthamstow Central Station is roughly fifteen minutes on foot, connecting to the Victoria line and Overground, while Walthamstow Queens Road Station is around thirteen minutes away, adding further flexibility for travel across the city.



#### A WORD FROM THE OWNER.....

"We absolutely adored our time at Leucha Road.

The local area offers so much. The flat is brilliantly connected, with easy access to both the Weaver Line and the Victoria Line, making getting around London incredibly convenient. Within walking distance there are fantastic independent cafés and bars such as Weirdough, Beaten By A Whisker and 56 St James and we've loved being so close to the Walthamstow Wetlands and reservoirs for walks and fresh air.

Having Soho Theatre, Orford Road and Wood Street nearby has also been a huge bonus, giving the area a real sense of community and culture.

We've really enjoyed living in the flat itself too — uncovering and restoring some of its original period features has been especially rewarding, as has learning how to garden and make the outdoor space our own."

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