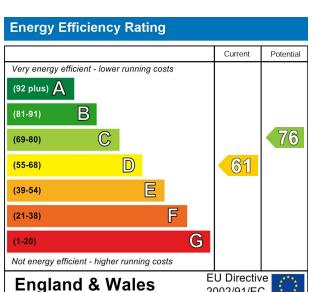


Total Area: 44.0 m<sup>2</sup> ... 473 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
11'0" x 13'2"  
  
Bedroom  
8'10" x 10'11"  
  
Kitchen  
8'8" x 10'8"  
  
Shower Room  
5'7" x 4'10"  
  
Bedroom  
8'8" x 7'0"



## EDINBURGH ROAD, WALTHAMSTOW Offers In Excess Of £485,000 Leasehold 2 Bed Flat



### Features:

- Ground Floor Flat
- Two Bedrooms
- Beautifully Presented
- Private Garden
- Moments from Walthamstow Queens Road
- Walthamstow Central Location

Set on the ground floor, this two-bedroom flat presents a thoughtfully finished home, enhanced by a private garden that feels carefully composed as a seamless extension of the living space. The rooms are arranged with an easy, flowing layout that suits both relaxed everyday living and entertaining with friends. Positioned moments from Walthamstow Queens Road and within easy reach of Walthamstow Central, the location offers excellent connectivity across London. With its blend of outdoor space, considered interiors and a highly convenient setting, this is a home that balances comfort, lifestyle and accessibility with ease.

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#### IF YOU LIVED HERE...

The front of the property makes a confident first impression, with a classic brick façade and elegant period detailing. A striking front door adds a welcoming splash of colour, while the bay window and balanced frontage offer an early glimpse of the interiors beyond.

Step inside and the mood feels instantly relaxed. The reception room is finished in soft, neutral shades, with the bay window drawing in generous daylight and giving the room an airy quality suited to both everyday living and entertaining. A fireplace forms a focal point, complemented by simple shelving and warm flooring that together give the room a quietly assured feel.

Moving through the home, the kitchen continues the same calm aesthetic, dressed in a neutral palette that feels contemporary and thoughtfully composed. Glazed doors encourage a gentle connection outdoors, while the layout supports everyday routines with an intuitive flow. Beyond here, the shower room is finished in clean, light tones, with patterned flooring adding subtle interest and dark accents providing contrast.

Both bedrooms are styled in muted shades that promote rest and comfort. One sits within the main body of the home, while the rear bedroom enjoys glazed doors that bring in soft daylight and offer an easy link to the garden.

Outside, the garden feels like a natural continuation of the house. A paved terrace creates an inviting setting for long lunches and relaxed evenings, flowing onto a lawn framed by established planting. Toward the rear, a separate seating area and garden building provide a secluded spot to unwind or entertain throughout the year.

Life here is shaped by a rich mix of character, creativity and green space. Nearby, Walthamstow Village offers a charming change of pace, with its cobbled streets, independent boutiques and well-loved spots such as Bern's & The Beans and The Nag's Head, giving the area a distinctly local feel and a strong sense of community. In the other direction, CRATE at St James Street brings together food, drink and makers in a lively, community-led setting, while the Soho Theatre adds a cultural edge with an ever-changing programme. St James Park is also close at hand, offering generous open lawns, mature trees and a welcome stretch of greenery for morning walks, relaxed afternoons or time spent outdoors with friends and family.

#### WHAT ELSE?

Well connected for getting around, a choice of stations is within easy walking distance. Walthamstow Queens Road station is a 3-minute walk, while Walthamstow Central can be reached in approximately 10 minutes, offering Victoria line and Overground services that make commuting and exploring the city feel easy and seamless.



#### 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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