



Total Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

- Reception room  
16'0" x 13'6"
- Hallway  
5'3" x 15'3"
- Bedroom  
10'2" x 11'10"
- Bathroom  
5'9" x 5'5"
- Kitchen  
10'4" x 8'11"
- Bedroom  
10'4" x 8'4"



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	



## STANHOPE ROAD, WALTHAMSTOW

Offers In Excess Of £440,000 Share of Freehold  
2 Bed Apartment - Conversion



### Features:

- Two Bedroom Apartment
- First Floor
- Victorian Conversion
- Walthamstow Village Location
- Own Front Door
- 673 sq ft
- Short walk to Walthamstow Central Station

Nestled in the heart of Walthamstow Village, this characterful two bedroom first floor Victorian conversion offers 673 square feet of thoughtfully arranged living space, complete with its own front door. With Walthamstow Central Station just a short walk away and the Village's independent cafés, restaurants and boutiques on your doorstep, this is a wonderfully placed home for enjoying one of East London's most sought-after neighbourhoods.

REQUEST A VIEWING  
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### IF YOU LIVED HERE...

Stepping through your own private entrance, stairs lead up to a bright and welcoming first floor home. The spacious reception room sits at the front of the property, filled with natural light from a large bay window and offering plenty of room to relax, entertain or work from home. Along the hallway, the separate kitchen is neatly designed with contemporary cabinetry, generous worktop space and room for dining. The interiors are clean and unfussy throughout, with a calm, neutral palette that creates an easy sense of home.

Both bedrooms are well proportioned doubles, providing flexibility whether you need guest accommodation, a home office or additional storage. The principal bedroom is particularly generous, while the second bedroom enjoys a peaceful position overlooking the rear. Completing the layout is a smart, contemporary bathroom with crisp tiling and modern fittings. Beautifully positioned and offering a practical flow between rooms, this is a home that balances character, comfort and

convenience in equal measure.

### WHAT ELSE?

- Two bedroom first floor Victorian conversion with its own front door
- Approximately 673 square feet of internal living space
- Located in the heart of Walthamstow Village, moments from its much-loved independent shops, cafés and eateries
- A short walk from Walthamstow Central Station for fast connections into the City and West End
- An ideal first purchase or home for anyone seeking a well-connected Village location



### 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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