

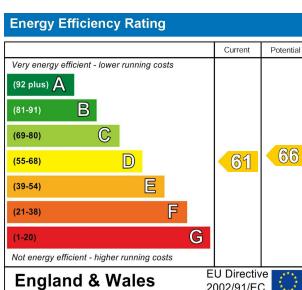
Kitchen / Reception Room
20'6" x 16'5"

Bathroom
6'1" x 5'6"

Bedroom
13'2" x 8'9"

Bedroom
13'3" x 9'2"

Second Floor
Total Area: 56.5 m² ... 608 ft²
All measurements are approximate and for display purposes only



BOUNDARY ROAD, WALTHAMSTOW
Offers In Excess Of £375,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedrooms
- Top Floor Apartment
- Over 600 Sq Ft
- Well Presented
- Long Lease
- Open Plan Living Area
- Walking Distance To Walthamstow Village
- Close To Walthamstow Central Station
- Chain Free

A lovingly finished, generously proportioned two bedroom, top floor apartment, with plenty of light and striking rooftop view with the entrance on Wellesley Road. You have so much that makes our beloved E17 so special within easy reach, with easy access to Walthamstow Central, the Village, Leyton, Clapton and more. Transport is great, as are the local amenities.

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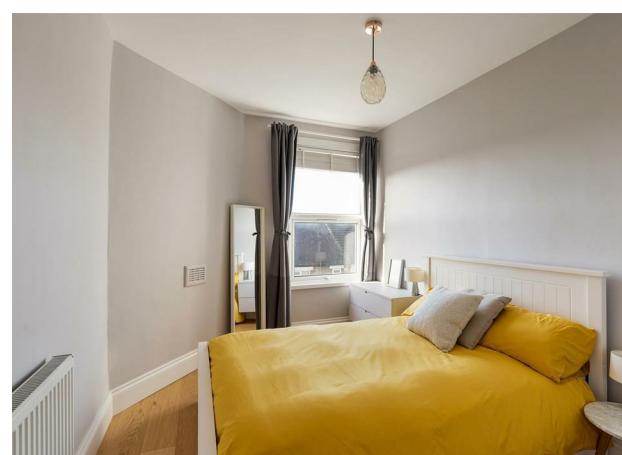
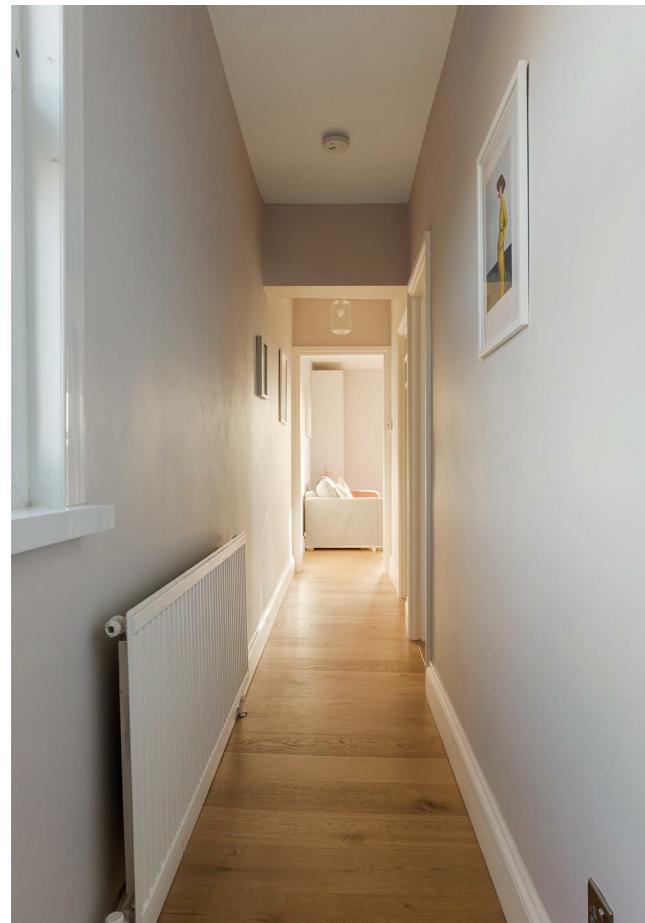
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IF YOU LIVED HERE...

You'll love welcoming friends and family into the impressively spacious open plan kitchen/reception, which spans over 250 square feet. Dual aspect and flooded with natural light from a trio of generous windows with views of the London skyline, it's an ideal space for both entertaining and relaxing. The kitchen area is neatly tucked into a generous nook, featuring white units, contrasting dark worktops, and metro brick tiling.

Light blonde engineered hardwood flooring runs seamlessly throughout, extending into the hallway and both bedrooms. Each bedroom is a well-proportioned double, finished in soft tones and enjoying rooftop views. The bathroom is particularly striking, finished floor-to-ceiling in eye-catching aquamarine letterbox tiles, with a matching bath surround and rainfall shower.

Beyond your front door, you can enjoy exploring in all directions... Just a few minutes away, Orford Road leads to the hub of Walthamstow Village, where you've got some great pubs, including the Queens Arms and Nags Head, as well as the Eat 17 (London's 'poshest Spar' according to the Evening Standard).

Closer to home, you'll find two artisan bakeries, Crumbs and Suba on Hoe St, perfect for your morning caffeine fix and a cheeky pastry. Then up towards Walthamstow

Central, still only a few minutes on foot, you have more excellent options, including ramen joint Tonkotsu, Signature Brew's burger venture Collab and sourdough specialist Today Bread.

You're also strolling distance from a variety of stations, including Walthamstow Central (Victoria and Weaver), St James Street (Weaver), Leyton Midland Road (Suffragette) and Walthamstow Queen's Road (Suffragette). Buses are also plentiful, with the 55 and 56 to Central London via Hackney both passing nearby.

WHAT ELSE?

- Despite being in such a cosmopolitan hub, you're surrounded by excellent green space; Thomas Gamuel park is a short hop away, where you'll find rolling lawns, sport facilities and an excellent playground. You've also got Lloyd Park, which houses the William Morris Gallery, Fellowship Square, with its impressive fountains, and Hollow Ponds, at the cusp of Epping Forest, a heartier stroll away.

- Your new local is the European, a beautifully refurbished local pub, complete with a newly installed kitchen serving pub classics with a changing daily menu combining a French theme along with traditional Sunday roasts.

- Just to give you even more choice, you'll want to add the unique Ravenswood Industrial Estate to your list of places to visit - it's home to the ever-popular God's Own Junkyard, as well as Pillars Brewery, Malt Haus, plus gin palace Mother's Ruin.



A WORD FROM THE OWNER....

"I've always loved how bright and airy this flat feels — the high ceilings, big windows and natural light give every room a sense of calm and spaciousness that's hard to find in London. It's also wonderfully quiet, which makes it feel like a peaceful retreat even though everything you need is right on your doorstep.

One of the things I've appreciated most is the location. Walthamstow Central is close by, so getting around London is incredibly easy, and Walthamstow Queen's Road gives you even more options. But what really makes the area special to me is the neighbourhood itself. Walthamstow Village is just a short walk away, and The Castle has become my favourite local pub — it's the kind of place where you instantly feel at home. I also love wandering through the Saturday market at Lloyd Park, picking up food and bits from local makers before heading into the William Morris Gallery or just relaxing in the park.

And when I want a proper escape into nature, Epping Forest is close enough for spontaneous walks — something I've come to treasure. It's rare to have such easy access to both city life and real greenery, and it's one of the reasons I've enjoyed living here so much."

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